



## Leduc Alberta

\$477,500

UPGRADED EXTERIOR! PIE LOT! GORGEOUS YARD! TERRIFIC VALUE! Searching for a larger family home in desirable South Park? This 2166 sq ft 4 bed, 2.5 bath 4 level split is a rare & exceptional home with tons to offer! Feat: new triple pane windows & front door, vinyl siding, asphalt driveway, heated 22 x 24 garage, decks, shingles, paint, lighting, HWT & more! Large entryway w/ adjacent bedroom / office space, family room leads to the living / dining area w/ ample natural light! Traditional U shaped kitchen w/ some updated appliances & eat in dining. The top level is home to 3 large bedrooms, including the massive primary bedroom, walk through closet, & 3 pce ensuite. The basement level has been renovated to the ideal rec / movie room, with plenty of space for the big screen & sectional couches (or add a 5th bedroom and still have tons of room!) Laundry room, mechanical, & tons of storage. The yard is ...wow! Huge pie lot with GATE FOR RV PARKING, 2 tier deck, firepit, shed, parties; unreal! A+ (id:6769)

Recreation room 5.31 m X 6.61 m

Laundry room 2.79 m X 3.28 m

Living room 7.24 m X 4.05 m

Dining room 3.34 m X 3.57 m

Kitchen 10.4 m x Measurements not available

Family room 6.33 m X 3.79 m

Bedroom 4 3.3 m X 2.95 m

Breakfast 2.08 m X 3.46 m

Primary Bedroom 6.41 m X 5.21 m

Bedroom 2 3.14 m X 4.78 m

Bedroom 3 3.1 m X 3.47 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>



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