



# Leduc Alberta

\$599,900

OVERSIZED 24' DEEP GARAGE! GORGEOUS FINISHES! CORNER LOT! IMMEDIATE POSSESSION! Searching for a new build with character? Quality finishes? Room to park the truck? This 2438 sq ft 3 bed + den, 2.5 bath home is loaded with upgrades! Feat: 9' ceilings on all 3 floors, vinyl plank flooring, 8' garage doors, electric fireplace w/ floor to ceiling tile, pot lighting, metal spindles, quartz countertops throughout, tray ceilings, mdf shelving & more! Unique open concept main floor with stunning kitchen, tons of cabinets, walk-through pantry, main floor den & large windows for natural light. Upstairs brings the massive bonus room for movie night, 3 huge bedrooms including the primary bed w/ beautiful 5 pce ensuite & walk in closet, laundry room, & 4 pce bath. Unfinished basement, but 3 windows to allow for 2 more bedrooms & rec room! Located steps to walking trails, quick access to schools & parks, & room to add your deck & landscaping for summer fun \*Some photos virtually staged / landscaped\* (id:6769)

Living room 4.2 m X 6.85 m  
Dining room 4.23 m X 2.3 m  
Kitchen 3.54 m X 4.7 m  
Den 2.69 m X 3.65 m  
Primary Bedroom 4.24 m X 4.71 m

Bedroom 2 3.09 m X 3.34 m  
Bedroom 3 3.57 m X 3.41 m  
Bonus Room 4.57 m X 4.62 m  
Laundry room 2.95 m X 2.22 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.