



## Leduc Alberta

\$544,500

Beautiful WALKOUT TO THE POND home in the nbhd of Tribute w/4 beds, 3.5 baths, P/FINISHED WALKOUT BASEMENT & front attached double garage. It has open concept MF w/bful hardwood flooring, kitchen w/island, granite countertops, undermount sink, gas stove, walkin pantry, half bath & laundry. Living room basks in natural light w/lots of windows & has a cozy fireplace, dining nook is ideally placed w/access to HUGE 27x20 DECK w/SPECTACULAR POND VIEWS. Upstairs has a huge bonus room, master bed w/ensuite bath, 2 more beds & another full bath. P/finished walkout basement has a bedroom, full bath & large living room w/access to HUGE PATIO w/UNOBSTRUCTED POND VIEWS & bful backyard w/MAINTENANCE FREE ARTIFICIAL GRASS, so you maintain less and enjoy more. And cherry on top is that the home is APPROVED FOR \$5000 SOLAR PANELS GRANT which means huge ENERGY COST SAVINGS if one desires. Close to school, shopping plazas & other amenities, this place is to be lived, loved and make beautiful memoriescome check it out!! (id:6769)

Bedroom 4 2.56 m X 4.45 m

Living room 2.92 m X 4.4 m

Dining room 3.32 m X 3.1 m

Kitchen 3.74 m X 3.85 m

Primary Bedroom 4.3 m X 3.64 m

Bedroom 2 3.22 m X 3.03 m

Bedroom 3 3.22 m X 3.03 m

Bonus Room 3.68 m X 5.49 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

**ROYAL LEPAGE**  
Locations West Realty

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