



## Leduc Alberta

\$549,900

Beautiful home with a HUGE yard in a quiet cul-de-sac in desirable Southfork. This fully upgraded home welcomes you w/ a grand entrance, main-floor office w/ double doors, & back entrance featuring tons of built-in storage. The kitchen offers upgraded lighting, waterfall countertop, abundant cupboards, walk-in pantry, & extended bar. The dining nook overlooks the backyard, & the spacious living room showcases an electric fireplace & soaring 19-ft vaulted ceiling. The main floor is complete with a 2-pc bath. Upstairs, you'll find a spacious laundry room w/ ample cupboard space. All 3 bedrooms are generously sized. The primary suite is a showstopper w/ dual sinks, walk-in shower, & soaker tub. The upper level is complete w/ a bonus room and 4-pc bath. Too many upgrades to list, including upgraded cabinets, light fixtures, & flooring, PLUS quartz countertops throughout. Ideally located close to schools & walking paths. Seller will provide \$5000 appliance credit to buyer. \*Some pictures are virtually staged. (id:6769)

Living room 3.07 m X 5.12 m

Dining room 1.46 m X 3.07 m

Kitchen 3.58 m X 3.7 m

Den 3.28 m X 2.87 m

Primary Bedroom 4.56 m X 4.34 m

Bedroom 2 3.04 m X 4.97 m

Bedroom 3 2.98 m X 3.67 m

Bonus Room 3.18 m X 4.42 m

Listing Presented By:



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