



# Leduc Alberta

\$589,900

Rare opportunity in Woodland Greens--a gated adult (18+) community in desirable Windrose, backing the Leduc Golf & Country Club! Spacious bungalow condo that offers maintenance-free living & features a bright, open-concept main floor with hardwood floors, granite countertops, corner pantry, gas fireplace, & dining area that looks out onto a concrete patio overlooking the golf course. The main level has 2 generously sized bedrooms, including a large primary suite with a 4-piece ensuite & ample closet space. The second bedroom is ideal for guests or can easily function as a home office. A second full bathroom & convenient main-floor laundry/mudroom complete the upper level. The fully finished basement adds more space w/ a huge rec room featuring a wet bar, a 3rd bedroom, 3-piece bathroom, workshop, craft room, plenty of storage & in floor heating. Well-managed complex in an unbeatable location with lawn & snow care included. Close to walking paths, shopping, & much more. A rare find! (id:6769)

Family room 27'1 x 18'6  
Bedroom 3 10'4 x 10'0  
Living room 14'8 x 11'3  
Dining room 10'10 x 11'3

Kitchen 13'3 x 11'8  
Primary Bedroom 13'11 x 11'11  
Bedroom 2 12'4 x 9'12  
Laundry room 5'11 x 6'11

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://sarahlizze.ca/>



**Royal**

**Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550  
Fax:  
[tyson@royallepage.ca](mailto:tyson@royallepage.ca)

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.