



## Leduc Alberta

\$650,000

Executive original owner home in desirable Lakeside Estates. Upon entry, you are greeted by a sun-filled living room that leads to a beautiful dining room. The spacious kitchen features newer appliances, a large corner pantry & granite countertops, plus a generous eat-in nook that overlooks the picturesque backyard w/ fruit trees. An additional living room w/ gas fireplace, large office, 2 pc bath, & main floor laundry complete this level. Upstairs, you will find three large bedrooms w/ the primary suite offering ample space & a huge walk-in closet, plus a spa-like ensuite w/ jetted tub & standalone shower. The basement includes another huge bedroom w/ a walk-in closet, plus an expansive rec room w/ gas fireplace, perfect for watching the hockey game! The basement also has a large mechanical room w/ plenty of storage. The future basement bathroom is ready for the new owner to complete. To top it off, this home has an oversized double attached garage. Close to schools, walking paths, & West Point Lake. (id:6769)

Bedroom 4 2.65 m X 4.83 m

Recreation room 5.61 m X 7.83 m

Living room 4.55 m X 3.33 m

Dining room 3.7 m X 2.72 m

Kitchen 4.49 m X 3.6 m

Family room 4.86 m X 3.31 m

Den 2.72 m X 3.47 m

Other 3.33 m X 3.33 m

Primary Bedroom 5.18 m X 4.4 m

Bedroom 2 3.77 m X 2.81 m

Bedroom 3 4.57 m X 2.92 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://sarahlizee.ca/>



CREA

DDF

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

Phone: 780-920-0550  
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.