



# Leduc Alberta

\$569,900

PRIDE OF OWNERSHIP! FULLY FENCED & LANDSCAPED! A/C! BASEMENT 90% FINISHED! REAR LANE ACCESS! This 2009 sq ft 3 bed + office, 2.5 bath FORMER SHOWHOME shows exceptionally well! Feat: vinyl plank flooring, electric fireplace, S/S appliances w/ beautiful hexagon tile backsplash, custom built pergola for summer hangouts, & more! Gorgeous open to above floor plan allows for tons of natural light! Main floor open concept connects the living / dining space w/ stunning kitchen for cooking up a storm! Upstairs brings 3 bedrooms, including the primary bedroom w/ lovely 5 pce ensuite & walk in closet CONNECTED to the laundry room! Bonus room too for the kids to play in! Additional 4 pce bath & linen storage. The basement is mostly finished, w/ drop ceiling / pot lights make it a terrific space for family movie or games night. Add a wall for 4th bedroom & finish the bathroom (materials included). Ideal yard for summer BBQs & bonfires; add RV parking in the back! Soak up the sun on your custom pergola; a must see! (id:6769)

Recreation room 6.62 m X 5.88 m

Living room 3.55 m X 4.72 m

Dining room 3.42 m X 2.53 m

Kitchen 3.42 m X 4.12 m

Den 3.57 m X 2.58 m

Primary Bedroom 3.67 m X 4.71 m

Bedroom 2 2.73 m X 3.35 m

Bedroom 3 3.63 m X 3.71 m

Bonus Room 4.24 m X 3.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.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.