



# Leduc Alberta

\$589,000

Outstanding LOCATION and YARD on this property. Beautifully groomed & maintained landscaping with large deck, lower patio area, firepit area, fully fenced with gated parking for a smaller RV or Boat, mature trees for privacy- perfect entertaining space!! Quiet cu-de-sac location with lots of parking on the wide driveway. Front veranda invites you into your home. Lots of space throughout with hardwood floors, gas fireplace in great room. A ton of windows, big kitchen with sit-up island and walk through pantry. There is main floor laundry, office off front entry, 2 piece powder room. Upstairs features a large bonus room with vaulted ceilings, 3 big bedrooms, 4 piece main bathroom. The primary suite features a walk in closet and ensuite with big tub and separate shower. The fully finished basement has a 4th bedroom, family room with lots of room for a games area, 3 piece bathroom. Double attached heated garage, central AC, newer shingles. This home has been lovingly maintained, immaculate inside and out!! (id:6769)

Family room 3.9 m X 9.38 m

Bedroom 4 3.76 m X 3.89 m

Living room 5.24 m X 5.03 m

Dining room 4.5 m X 2.57 m

Kitchen 3.53 m X 3.69 m

Den 3.02 m X 2.93 m

Primary Bedroom 4.41 m X 3.79 m

Bedroom 2 3.34 m X 3.24 m

Bedroom 3 3.32 m X 3.33 m

Bonus Room 5.46 m X 4.69 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



**Royal**

**Le Page Noralta Spruce Grove**

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

Phone: 780-920-0550

Fax:

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.