



## Leduc Alberta

\$428,800

SherBilt two storey ideally situated on the Suntree Promenade. Well designed entryways with a front foyer and a back door mudroom. Main floor features hardwood floors in living room and dining area. Gas fireplace with mantle in living area. Open concept kitchen with sit up counter and ample cabinet space. Main floor laundry. Upper level features 3 bedrooms including the primary bedroom with 3 piece ensuite and walk-in closet. There is an additional 4 piece bath on the upper level. The basement is framed and drywalled with a rec room (large enough for a pool table) and a 4th bedroom. Sunny south facing backyard ideal for gardens and flowers. Covered front porch too! New hot water heater 2020, new vacuum system 2020. Double detached garage off the back lane is heated. Excellent location beside walkway, close to all amenities. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room 4.4 m X 4.65 m

Dining room 3.8 m X 2.7 m

Kitchen 2.9 m X 2.7 m

Primary Bedroom 3.9 m X 3.4 m

Bedroom 2 3.5 m X 2.7 m

Bedroom 3 4 m X 2.9 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.calldale4asale.com/>



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