



## Leduc Alberta

\$449,900

Beautiful home in the desirable Suntree neighbourhood. The main floor showcases 9 ft ceilings and an open floor plan featuring a good-sized living room with stone facing gas fireplace. The kitchen has granite countertops with large island & walk-through pantry. The dining nook overlooks the fully fenced yard, that is low maintenance landscaping with artificial turf, a custom concrete pad, rock, & beautiful curbing that continues to the front yard. A 2-pc bath, and a spacious laundry room complete this level. Upstairs there are 3 good sized bedrooms with the primary suite showcasing a walk-in closet, a spa like ensuite w/ soaker tub, & a separate shower. Another full bathroom completes the upper level. The finished garage is heated and has epoxy flooring and custom-built cabinets. Some upgrades include granite throughout, engineered hard wood flooring, central AC, and a heated double attached garage. This home is located close to green space, playgrounds, walking trails, and schools. (id:6769)

Living room 4.36 m X 3.96 m

Dining room 3.56 m X 3.61 m

Kitchen 3.18 m X 3.97 m

Laundry room 3.18 m X 3.97 m

Primary Bedroom 4.98 m X 4.21 m

Bedroom 2 3.88 m X 2.99 m

Bedroom 3 3.89 m X 3.26 m

Listing Presented By:



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