



Leduc Alberta

\$429,900

BRAND NEW SHINGLES! LUXURY VINYL FLOORING! DOUBLE DETACHED GARAGE! TONS OF NATURAL LIGHT! NEXT TO A PLAYGROUND! This 1479 sq ft 3 bed, 2.5 bath open concept gem in Southfork is tastefully updated; ample space for your growing family on a budget. WINDOWS GALORE throughout the main floor, with large dining & living space, gas fireplace, and generous kitchen w/island and pantry; newer stove! Luxury flooring all installed professionally. Upstairs brings a HUGE master bedroom w/ 4 pce ensuite & w-in closet. PLENTY of space for your KING BED! Two more good-sized bedrooms for kids, office space, linen closet, and 4 pce bath. Newer double detached garage, patio pavers, sod; fenced & ready to enjoy your favourite wine with friends this summer! The basement is a large footprint for future 4th bed, rec room, and 4 pce bath. Steps away from a playground and walking to distance to Father Leduc School, location is superb. Call Southfork home today! (id:6769)

Living room 4.26 m X 4.43 m

Dining room 4.39 m X 2.73 m

Kitchen 3.81 m X 3.57 m

Primary Bedroom 3.87 m X 4.42 m

Bedroom 2 3.45 m X 2.72 m

Bedroom 3 3.45 m X 2.46 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

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.