



## Leduc Alberta

\$799,999

TRIPLE HEATED GARAGE! QUALITY BUILT! PERFECT FAMILY HOME! Feast your eyes on this 2511 sq ft 5 bed + den, 3.5 bath Mclean & Mclean Homes gem! Feat: 9' ceilings on the main & lower, gorgeous engineered hardwood & tile on the main, custom stone gas fireplace, 2 tone kitchen cabinetry w/ granite countertops throughout, basement wet bar, covered deck w/ composite deck boards, central AC & more! Spacious entryway leads to your open concept living / dining / kitchen space; terrific spot for family gatherings & holidays! Main floor office, walkthrough pantry, 2 pce bath, & access to the west facing backyard. Upstairs brings 3 spacious bedrooms, including the primary w/ stunning 5 pce ensuite & walk in closet! Lovely bonus room for movie night, upper laundry, & additional 4 pce bath. The basement is fully finished, w/ 2 more bedrooms, 4 pce bath, and terrific rec room / theatre space w/ gas fireplace for watching the Oiler playoff run! Steps to trails, playgrounds, & quick access to shopping. A must see! (id:6769)

Bedroom 4 3.63 m X 3.83 m

Bedroom 5 3.59 m X 3.54 m

Recreation room 5.61 m X 7.2 m

Living room 5.3 m X 5.29 m

Dining room 4.85 m X 2.62 m

Kitchen 4.94 m X 4.71 m

Den 3.93 m X 3.36 m

Primary Bedroom 4.87 m X 6.67 m

Bedroom 2 3.92 m X 4.01 m

Bedroom 3 4.25 m X 3.53 m

Bonus Room 4.78 m X 4.74 m

Laundry room 3.08 m X 1.98 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@royalpage.ca](mailto:tyson@royalpage.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.