



## Leduc Alberta

\$650,000

MASSIVE PIE LOT! RV PARKING! IMMACULATE SHAPE! 25' X 24' OVERSIZED GARAGE! This 2621 sq ft 3 bed, 2.5 bath + 2 den FEELS LIKE A SHOWHOME, & boasts a 9122 sq ft gorgeous mature yard! Feat: 9' ceilings on the main and lower level, hardwood & tile flooring, floor to ceiling gas fireplace, 2 BBQ gas lines, A/C, 2 furnaces, oversized shed, large deck, granite countertops, surround sound speakers, foam wrap exterior insulation & more! Open to above entryway leads to an open concept living / dining / kitchen space; ideal for entertaining! Massive island w/ tons of countertop space, built in ovens & gas cooktop. Main floor den & laundry. Upstairs brings 3 huge bedrooms, including the primary bed w/ w-in closet & upgraded 5 pce ensuite (jetted tub & steam shower), & large & bright bonus room! Basement is partially finished, but huge space for the rec room & Oilers playoff games! 2nd den (add a window for 4th bedroom), bathroom rough in & storage. Located on a quiet street, steps to walking trails. A must see! (id:6769)

Living room 2.58 m X 2.53 m

Dining room 4.25 m X 2.18 m

Kitchen 4.54 m X 4.15 m

Den 4.43 m X 3.04 m

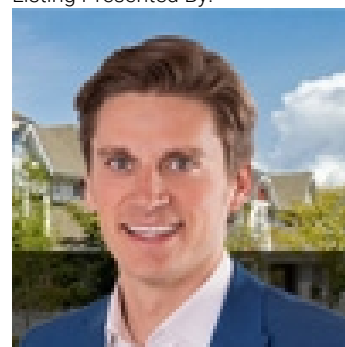
Primary Bedroom 5.6 m X 4.17 m

Bedroom 2 3.08 m X 4.12 m

Bedroom 3 4.11 m X 3.18 m

Bonus Room 6.31 m X 4.18 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>



CREA

DDF

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

Phone: 780-920-0550  
tyson@royallepage.ca

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