

\$724,900 - N/A, Leduc

MLS® #E4382933

\$724,900

4 Bedroom, 3.00 Bathroom, 2,378 sqft

Single Family on 0.00 Acres

Creekside (Leduc), Leduc, AB

Welcome to Sylvan, a magnificent 2-storey home designed with elegance and functionality in mind. This stunning residence, located in Creekside in Leduc, offers a seamless blend of modern aesthetics and comfortable living spaces. With an attached garage, convenience is at your fingertips as you arrive home to the Sylvan. This thoughtfully crafted home by Homes by Creation boasts a spacious layout spanning 2,368sqft, providing ample room for you and your family to thrive. With 4 bedrooms and 2.5 bathrooms, there is plenty of space for everyone to enjoy privacy and comfort. The Sylvan also features a den, offering a versatile space that can be used as a home office, study area, or even a playroom for the little ones. What truly sets Homes by Creation apart is the option to build a legal basement suite. This presents an incredible opportunity for homeowners to generate additional income or accommodate extended family members. The flexibility offered by the legal basement suite ensure that your home can adapt to



Built in 2024

Essential Information

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Price \$724,900

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,378
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey

Community Information

Address	N/A
Area	Leduc
Subdivision	Creekside (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0C7

Amenities

Amenities	Porch
Features	Porch
Parking	Double Garage Attached
# of Garages	2

Interior

Interior	Carpet, Vinyl Plank
Interior Features	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Gas
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior	Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Shopping Nearby
Construction	Wood Frame

Additional Information

Date Listed April 19th, 2024

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Listing information last updated on October 31st, 2024 at 7:01pm MDT