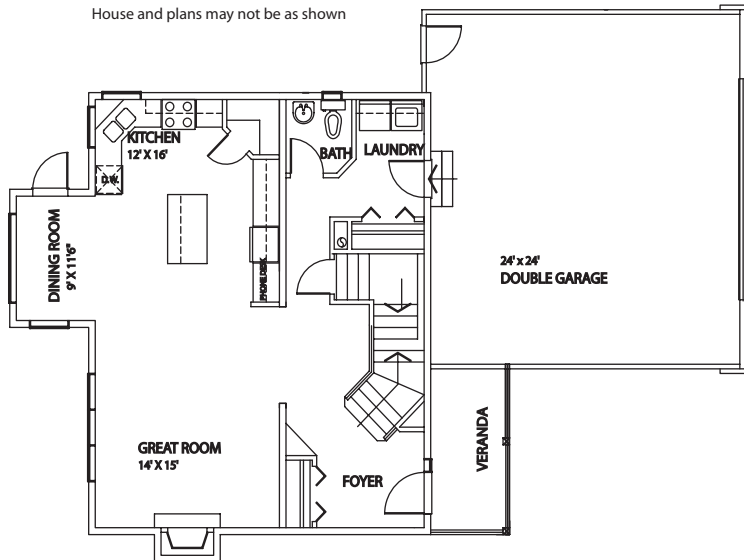




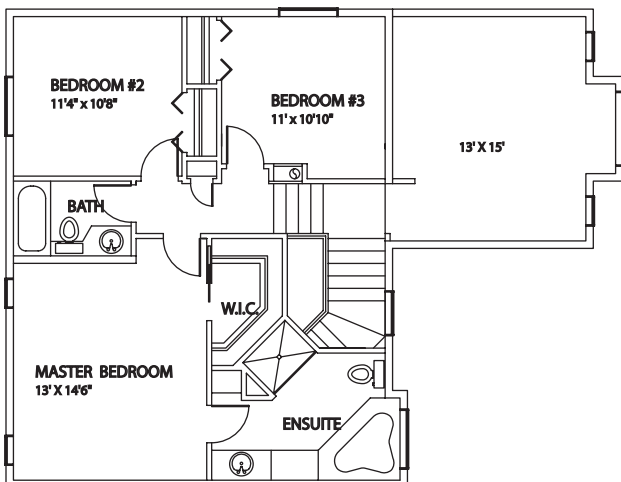
**FOR SALE**

**69 Walters Place  
Leduc, AB  
1891sf**

House and plans may not be as shown



TOTAL SQ. FT. = 892 + 769 = 1661 SQ. FT.  
WITH BONUS ROOM 230 = 1891 SQ. FT.



**Upgrades of this Home:**

- 40 year GAF asphalts shingles
- Maintenance free veranda with aluminum railing
- Metal capping package on front elevation doors, windows and trim bands
- Cultured Stone upgrade on garage corners
- Upgrade to 24x24 garage size with driveway extended to width of garage
- Garage door opener with 2 remotes and keyless entry
- 8' overhead garage door
- Garage floor drain
- Window, Cabinet, Flooring and Lighting upgrades
- 9' walls on main floor
- Natural gas fireplace with maple mantle, tile surround and TV niche above
- Standard MDF niche at front entry
- Maple railing with iron rod spindles
- Hardwood/Tile Flooring throughout common living areas
- Jetted tub in ensuite with tiled deck and 50 gallon HWT
- 470 Delta chrome faucet with pull out spray
- Pedestal sink in half bath
- Real Property Report and City of Leduc Compliance
- Customer legal fees included using our solicitor
- 1 year Builder warranty and 5 year Alberta New Home Warranty

<b>TOTAL COST OF HOUSE</b>	
<b>WITH LOT</b>	<b>\$571,119.05</b>
<b>5% GST</b>	<b>28,555.95</b>
<b>TOTAL COST</b>	<b><del>599,675.00</del></b>

**SALE \$499,900**

**READY FOR IMMEDIATE POSSESSION**

Please contact Aura or Clancy at (780) 986-0941