

# SUMPTUOUS SUITE IN SUPERB SOUTHFORK

For rent. \$ 995.00 /Per month



## Sturtz Bend, Leduc, T9E 1E1, Alberta, Southfork

Comfort and Convenience are Yours in this beautiful 1-bedroom basement suite in Leduc. Spacious, open plan, and gourmet kitchen with stainless steel appliances will make you proud to call this home. Available April 1st.

Your bright, comfortable 800 sq. ft., 1 bedroom suite with warm neutral decor has an open concept kitchen and great room. The spacious kitchen includes dark chocolate cabinetry, gleaming creamy countertops and stainless steel appliances, and will make you proud to call this home. Your energy-efficient new home comes complete with a spacious full bathroom and private laundry. For your comfort, the suite also includes soundproofing and Hunter Douglas blinds throughout. Plus, you will have the comfort of having your own furnace so you will have total control of your heat. Utilities are extra, but we would be happy to negotiate an utilities-included rent. Small pets will be considered. Located only 10 minutes south of Edmonton, Southfork is a newer community in Leduc with a new K-8 school, extensive trail system, 3 playgrounds/parks, sledding hill, and landscaped 12 acre lake. Move right in and enjoy easy access to Hwy 2A, mere minutes from the property, as well as convenient access to charming downtown Leduc shopping and amenities. Posted rent included incentives and discounts.

### BASE INFORMATION:

Bed : 1  
Bath : 1

### LAND INFORMATION:

Square feet : 800

### BUILDING INFORMATION:

Number of Floors : 1

### CONVENIENCE:

**Appliance Amenities:** Refrigerator, Range/Oven, Dishwasher, Microwave,

**Community Amenities:** Football ground, Tennis Court, Swimming Pool,

**Exterior Amenities:** Garage, Exterior Lighting,

**Landscape Amenities:**

Lawn, Washer/Dryer,

**Security Amenities:** Burglar Alarm,