

THE LINDEN

1416 SQ. FT. BUNGALOW

110 LILAC CLOSE
LEDUC, AB

DETAILS THROUGHOUT THE HOUSE

- 9' Wall Height
- Vaulted Ceiling in Kitchen, Dining and Great Room
- Upgraded Vinyl Plank, Carpet and Vinyl Tile Flooring
- Quartz Countertops with Undermount Sinks
- Stained Railing with Iron Spindles
- Stained Wood Floating Mantel Over Fireplace
- Custom Built Cabinets
- Walk-Through Pantry into Kitchen from Mudroom
- Custom Shelving Throughout Home
- Master Ensuite Includes Dual Sinks, Free-Standing Soaker Tub, And Custom Tiled Shower with Frameless Glass Enclosure
- Gas Fireplace
- Walk-In Closet Connected to Ensuite and Laundry
- High-Efficient Furnace and HRV System
- Combination Boiler/Instant Hot Water Heater

FULLY FINISHED WALKOUT BASEMENT

- 9' Basement Wall Height
- 2 Bedrooms
- Custom Walk-up Wet Bar with Quartz Countertops and Sink
- Hydronic In-Floor Heating (2 Zones)

HOME FOR SALE

EXTERIOR DETAILS

- Upgraded Vinyl Siding Colour and Board and Batten Accents
- Cultured Stone and Prefinished Trim
- Covered Concrete Front Entry and Lower Patio
- Gas Connections at Upper Deck
- 17' x 10' Vinyl Wrapped Deck with Aluminum Railing and Glass Inserts
- 6" Eavestrough and Downspouts
- 7:12 Roof Pitch

DOUBLE CAR GARAGE

- 24' x 22'/29' Double Car Garage
- Hot & Cold Water Taps
- Insulated, Drywalled, Fire-Taped
- Floor Drain
- 16' x 8' R-16 Overhead Door with Glass Inserts
- Gas Line Rough-in for Future Heater



CONTACT US TODAY FOR
MORE INFORMATION
780.986.0941
JACOBS-CONSTRUCTION.COM

9/16/25

