

## \$449,900 - 74 Strawberry Lane, Leduc

MLS® #E4433100

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,532 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this beautifully maintained 3 bedroom, 2.5 bath home perfectly situated right across from a private greenspace on Knie Park. Whether you're relaxing on the front porch with a coffee or watching the kids play, this location offers the best of both comfort and convenience. Inside, you'll love the bright, open concept living space and modern kitchen complete with stainless steel appliances. Upstairs features three spacious bedrooms, including a primary with a walk-in closet. The laundry is conveniently located on the upper level. The basement is partially finished and includes a den, rec room and a bathroom rough-in. This home features A/C, a separate entrance and a heated double garage. This is a perfect home for a growing family!

Built in 2015

### Essential Information

MLS® #	E4433100
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,532
Acres	0.00



Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	74 Strawberry Lane
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R6

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 27th, 2025
Days on Market	3

## Zoning

## Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 9:17am MDT