

\$475,000 - 70 Strawberry Lane, Leduc

MLS® #E4434770

\$475,000

4 Bedroom, 3.50 Bathroom, 1,355 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

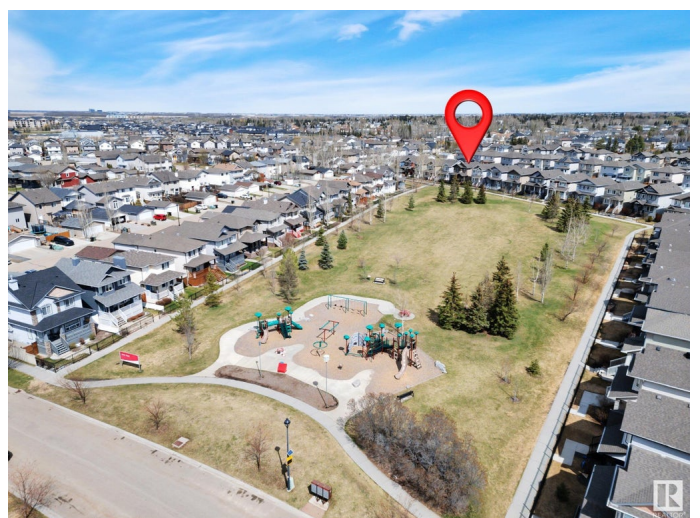
Whether you live here or you invest here - you're going to LOVE it here! Offering a lovely location along a beautiful park, gorgeous finishes like hardwood floors and quartz counters throughout, a LEGAL SUITE w/separate entrance, AND an affordable price tag...what more could you want? A double garage? It has that too! Welcome to 70 Strawberry Lane, a great place for new beginnings and smart investments. Step inside to find an open layout, w/hardwood floors throughout the main level. There is plenty of sleek quartz-topped cabinetry in the kitchen, complete w/an island and SS appliances. The mud rm/laundry area at the back of the home leads out to the deck, yard, and double detached garage. Upstairs there are 3 bdrms incl. a large Primary suite w/a view to the greenspace out front. You'll love the gorgeous ensuite, featuring an oversized walk-in shower. The bsmt offers a fully contained 1 bdrm legal suite, a great mortgage helper if you opt to rent it out. Why wait? Opportunity knocks on Strawberry Lane!

Built in 2016

Essential Information

MLS® # E4434770

Price \$475,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,355 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 70 Strawberry Lane |
| Area | Leduc |
| Subdivision | Suntree (Leduc) |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8R6 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Front Porch, Vinyl Windows, See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Level Land, Park/Reserve, Playground Nearby, Public |

Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 81 |

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Listing information last updated on May 14th, 2025 at 5:32am MDT