

## \$505,000 - N/A, Leduc

MLS® #E4451380

### \$505,000

4 Bedroom, 3.50 Bathroom, 1,827 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

RARE FIND IN SUNTREE! This beautifully maintained 2014 2-storey home offers 1,827 sq ft plus a FULLY FINISHED BASEMENT, featuring 4 bedrooms & 3.1 bathrooms. The kitchen boasts STAINLESS STEEL APPLIANCES INCLUDING A GAS STOVE, GRANITE COUNTERTOPS, A LARGE ISLAND & a WALK-THROUGH PANTRY. The OPEN CONCEPT LIVING ROOM&DINING ROOM features floor-to-ceiling windows accented by beautiful curtains & a cozy GAS BRICK FIREPLACE. Step out to the BACK DECK overlooking GREEN SPACE WITH ACCESS to the park&perfect for relaxing or entertaining. Upstairs offers a spacious BONUS ROOM, JACK & JILL 5 PC BATHROOM with HIS & HER SINKS, and 3 bedrooms, including a large PRIMARY BEDROOM with WALK-IN CLOSET & a luxurious 5 PC ENSUITE. The FULLY FINISHED BASEMENT includes a 4th bedroom, a massive family room, & a 4 PC BATHROOM. This home is the perfect blend of comfort, function, & location!

Built in 2014

### Essential Information

MLS® # E4451380

Price \$505,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,827                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | N/A             |
| Area        | Leduc           |
| Subdivision | Suntree (Leduc) |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1C2         |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached                                                                                 |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Brick Facing                                                                                                                           |
| Stories           | 3                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                   |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | West Haven Public School |
| Middle     | Ohpaho Secondary School  |
| High       | Ohpaho Secondary School  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 35               |
| Zoning         | Zone 81          |

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Listing information last updated on September 9th, 2025 at 10:32pm MDT