# \$465,000 - 102 Sugar Maple Lane, Leduc

MLS® #E4423637

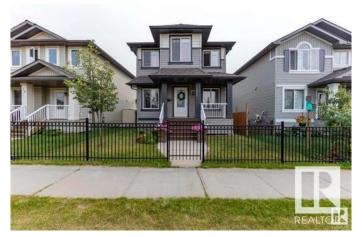
#### \$465,000

4 Bedroom, 3.50 Bathroom, 1,304 sqft Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

BRAND NEW, RECENTLY FINISHED IN LAW SUITE WITH SEPERATE ENTRANCE! Double HEATED garage, low maintenance yard, HUGE raspberry patch, beautiful stamped concrete patio and sidewalk. PARK FACING means you can open your front door and step straight into the lovely Knie park. This 4 bed 4 bath single family home is everything you could want, whether looking for an investment property or a forever family home. Basement is complete with it's own kitchen, laundry hookups, bedroom, full bath and living space, bringing this home to nearly 2000sqft. Recently developed with tenants in mind with sound-proofing insulation in the ceiling. Upstairs, you'll find a huge primary bedroom with 4 pc ensuite and plenty of closet space as well as the washer/dryer closet, two more bedrooms and another full bath. Freshly painted 3 months ago. Only 10 minutes to the airport! Only blocks away from a brand new school and major shopping centers. LOCATION IS EVERYTHING. Don't miss out on this incredible opportunity!







Built in 2012

### **Essential Information**

MLS® # E4423637 Price \$465,000 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,304

Acres 0.00

Year Built 2012

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 102 Sugar Maple Lane

Area Leduc

Subdivision Suntree (Leduc)

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0W4

#### **Amenities**

Amenities Off Street Parking, On Street Parking, Carbon Monoxide Detectors,

Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Guest Suite, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Walkout

Basement

Parking Double Garage Detached, Heated, Insulated, Parking Pad

Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan,

Stacked Washer/Dryer, Stove-Electric, Refrigerators-Two, Garage

Heater

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Low

Maintenance Landscape, Playground Nearby, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 2nd, 2025

Days on Market 66

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 May 7th, 2025 at 3:02am MDT