

Courtesy Of Devin Newman Of Exp Realty

## \$524,900 - N/A, Leduc

MLS® #E4451380

### \$524,900

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&#x2013;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&#x2013;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 \$524,900



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
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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	6
Zoning	Zone 81

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Listing information last updated on August 12th, 2025 at 10:32am MDT