

## \$439,900 - 57 Suntree Promenade, Leduc

MLS® #E4449542

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,444 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

WELCOME TO SUNTREE! one of Leduc's most sought-after, family-friendly communities! This BEAUTIFULLY LAID OUT 3 BED, 2.5 BATH home backs a quiet street and offers nearly 1,450 SQFT ABOVE GRADE plus an unspoiled basement ready for your vision. The main floor is filled with NATURAL LIGHT and features a large living room with FIREPLACE, spacious dining area, and a modern kitchen with walk-in pantry and access to the MUDROOM and 2PC BATH. Upstairs, you'll find a generous primary suite with WALK-IN CLOSET and 4PC ENSUITE, plus two additional bedrooms, a full bath, and convenient upstairs LAUNDRY. The home offers great curb appeal, an unfinished basement with bathroom PLUMBING ROUGHED in already, and is just steps from walking trails, playgrounds, and the picturesque Suntree Pond. Enjoy QUICK ACCESS to Highway 2, shopping, schools, and Leduc Common, ideal for families or commuters alike!

Built in 2006

### Essential Information

MLS® # E4449542

Price \$439,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,444                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 57 Suntree Promenade |
| Area        | Leduc                |
| Subdivision | Suntree (Leduc)      |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 8R8              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Fireplace         | Yes                                                                             |
| Fireplaces        | Mantel                                                                          |
| Stories           | 2                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Unfinished                                                                |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Playground Nearby, Schools, Shopping Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 81         |

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