

\$380,000 - 77 Suntree Promenade, Leduc

MLS® #E4439075

\$380,000

3 Bedroom, 2.50 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Step into this beautifully 2-storey home with 1,830 sq.ft of living space and perfectly positioned with breathtaking views of the park and pondâ€”ideal for enjoying your morning coffee on the charming front veranda. Inside, youâ€™ll be greeted by a bright and inviting atmosphere with large windows that fill the home with natural light. The main floor boasts a spacious living room featuring a cozy gas fireplace, a well-appointed kitchen with ample cabinetry and counter space, stainless steel appliances, pantry, and an expansive dining area that opens onto a large deck. A convenient half-bathroom with laundry and a wash tub completes the main level. Upstairs, the primary suite includes a private 3-piece ensuite, and an additional generous bedroom and full bath. The fully finished basement adds exceptional versatility with a family room and an additional bedroom. Outside, enjoy a fully fenced backyard, an oversized deck, a heated double detached garage with 220 outlet and parking pad for two vehicles.

Built in 2006

Essential Information

MLS® # E4439075

Price \$380,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,270
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	77 Suntree Promenade
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R9

Amenities

Amenities	Deck, Detectors Smoke, Front Porch, No Smoking Home
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 29th, 2025
Days on Market	6
Zoning	Zone 81

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