



## 12 SNOW HILLS Court Leduc AB

\$389,900

CHARMING 2-STOREY home in sought-after SUNTREE CUL-DE-SAC. Boasting 1615 sqft, this residence offers 3 bedrooms & 2 1/2 baths. Inside, you'll be greeted by an OPEN CONCEPT layout enhanced by HARDWOOD FLRS & natural light pouring in through LRG WINDOWS. The kitchen is equipped w/ a NEW FRIDGE & corner pantry. Sunken living room features a cozy CORNER FP, & main floor den makes a perfect OFFICE/HOBBY room. 1/2 bath finishes this level. Upstairs, you'll find newer carpets & 3 bedrooms, each w/ LRG CLOSETS. The primary boasts a FULL ENSUITE bath, providing a private oasis. Unfinished basement offers endless potential for customization. Stay comfortable year-round w/ A/C, and enjoy the convenience of a DBL DETACHED GARAGE (20x22) accessed by paved back lane. LANDSCAPED YARD is a delightful retreat w/ a 2-TIERED DECK (natural gas hookup) & a BACKYARD POND, a perfect place to entertain. Situated close to schools, parks, shopping, & more! Don't miss out on this fantastic opportunity to call Suntree home!

Listing Presented By:



Originally Listed by:  
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