



## Leduc Alberta

\$419,900

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! (id:6769)

Living room 4.15 m X 4.72 m

Dining room 2.55 m X 3.58 m

Kitchen 4.19 m X 4.55 m

Mud room 2.05 m X 2.85 m

Primary Bedroom 3.5 m X 3.98 m

Bedroom 2 3.01 m X 3.34 m

Bedroom 3 3.01 m X 3.08 m

Listing Presented By:



Originally Listed by:  
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