



## Leduc Alberta

\$450,000

Welcome to Suntree! From the moment you arrive, the covered front porch offers charm and warmth, setting the tone for the home's inviting interior. Inside, the open concept main floor is ideal for everyday living and entertaining, featuring rich wood tones, granite countertops, and a chef's dream kitchen with a double-oven gas stove, perfect for family meals or holiday baking. A cozy gas fireplace and under-cabinet lighting add warmth and style. Step into the sunroom, your private escape for morning coffee or a peaceful evening wind-down. Stay cool and comfortable year-round with central air conditioning, a must-have for warm Leduc summers. Upstairs offers three spacious bedrooms, including a primary suite with walk-in closet and full ensuite. The finished basement adds incredible value with a fourth bedroom, full bath, second fireplace, and your very own sauna for spa-inspired relaxation. With RV parking and turnkey condition, this home is move-in ready. (id:6769)

Bedroom 4 12.2'\*11.9'

Recreation room 11.7'\*22.5'

Storage 7.2'\*7.7'

Utility room 10.4'\*11.9'

Living room 14.9'\*12'

Dining room 12.8'\*9.8'

Kitchen 13'\*11.1'

Pantry 1.6'\*4'

Sunroom 19'\*9.7'

Enclosed porch 20.1'\*6.2'

Primary Bedroom 12.2'\*14.1'

Bedroom 2 9.2'\*11.6'

Bedroom 3 10'\*11.6'

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://www.masterfulmovesrealtygroup.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)