

\$417,000 - 33 Suntree Promenade, Leduc

MLS® #E4431728

\$417,000

3 Bedroom, 3.50 Bathroom, 1,395 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Step into this bright, open-concept, 2-story home, where comfort meets functionality at an incredible value. From the moment you arrive, the large front porch invites you to sit back, relax, and enjoy the neighbourhood charm. Inside, the main level features a flowing layout filled with natural light thanks to an abundance of windows. The kitchen space is plentiful and complete with a stylish eat-up island perfect for casual meals or entertaining. Just off the kitchen, youâ€™ll find a dedicated dining area and a cozy living room, creating a welcoming space for gatherings and everyday living. Upstairs, youâ€™ll discover three generously sized bedrooms with the primary offering an ensuite and large closet and communal 4pc bath. The fully finished basement provides even more living space with a spacious rec areaâ€”ideal for a playroom, home gym, or media loungeâ€”plus a convenient bathroom for added ease. The backyard is the perfect outdoor space with endless possibilities and double parking pad! Check it out today!

Built in 2006

Essential Information

| | |
|----------|-----------|
| MLS® # | E4431728 |
| Price | \$417,000 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,395 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 33 Suntree Promenade |
| Area | Leduc |
| Subdivision | Suntree (Leduc) |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8R7 |

Amenities

| | |
|-----------|----------------------------------|
| Amenities | Deck, Front Porch, Vinyl Windows |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-----------------------------|
| Elementary | West Haven Public School |
| Middle | Ecole Leduc Junior High |
| High | Leduc Composite High School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 13 |
| Zoning | Zone 81 |

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