

## \$405,500 - 222 Schubert Street, Leduc

MLS® #E4448737

**\$405,500**

3 Bedroom, 1.50 Bathroom, 1,273 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Come discover this beautiful two-storey home nestled in the desirable Suntree neighborhood of Leduc. Perfectly situated near the airport and top-rated schools. This charming property is just across from a peaceful park and a short walk to scenic trails and a serene lake—offering the perfect blend of tranquility and accessibility. Step up to the inviting front deck, a perfect spot to unwind with a cup of coffee or greet the day. Inside, you're welcomed by a spacious foyer and a bright bay window that fills the living space with natural light. The kitchen features a functional bar-style counter that opens up the space, making it ideal for entertaining or casual meals with the family. Upstairs, you'll find three generously sized bedrooms. The master suite includes a walk-in closet and convenient access to the main bathroom, making it both cozy and practical. Downstairs, the unfinished basement provides a blank canvas for your dream rec room, home gym, or extra living space—there's plenty of room to make it

Built in 2013

### Essential Information

MLS® # E4448737

Price \$405,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,273                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 222 Schubert Street |
| Area        | Leduc               |
| Subdivision | Suntree (Leduc)     |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 8R8             |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Front Porch, Gazebo, No Smoking Home |
| Parking   | 2 Outdoor Stalls, No Garage, Rear Drive Access              |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 2                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Unfinished                                                                                   |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 81         |

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Listing information last updated on August 20th, 2025 at 5:17am MDT