

## \$475,000 - 106 Sugar Maple Lane, Leduc

MLS® #E4443290

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

This meticulously maintained 2-story home features 3 bedrooms, 2.5 bathrooms & an unfinished basement ready for your personal touch. The open-concept main floor offers 9'™ ceilings, a cozy gas fireplace, and a stylish kitchen with granite countertops, a walk-in pantry & a natural gas BBQ hookup on the deck—perfect for entertaining indoors & out. Upgrades include custom shelving, extra exterior lighting, air conditioning, and central vac. Upstairs, the spacious primary bedroom features a large walk-in closet and an oversized shower. Enjoy outdoor living with a front deck, a large custom composite back deck & a fully fenced, landscaped yard. With no front neighbors, you can walk straight out your front door into open park & greenspace. The oversized heated garage (24'™ deep x 22'™ wide, with 8'™ door and 9'™ ceilings) is fully equipped with polyaspartic flooring, 220V power, radiant heat & attic storage—ideal for car enthusiasts, hobbyists, or extra workspace. A true turn-key home in an unbeatable location!

Built in 2014

### Essential Information

MLS® # E4443290

Price \$475,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,559
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	106 Sugar Maple Lane
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0W4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	6
Zoning	Zone 81

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