

\$450,000 - 63 Suntree Promenade, Leduc

MLS® #E4446271

\$450,000

4 Bedroom, 2.50 Bathroom, 1,399 sqft
Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

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.

Built in 2007

Essential Information

| | |
|----------|-----------|
| MLS® # | E4446271 |
| Price | \$450,000 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,399 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 63 Suntree Promenade |
| Area | Leduc |
| Subdivision | Suntree (Leduc) |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8R8 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Sauna; Swirlpool; Steam, Vinyl Windows, Wet Bar |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Fenced, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed July 7th, 2025

Days on Market 2

Zoning Zone 81

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