

## \$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

?? Spa-Like Basement + Sunroom + A/C. Move-In Ready in Suntree! ?? Back on the market – buyer’s loss is your opportunity! This thoughtfully maintained home in Suntree offers comfort, charm, and bonus features that set it apart. Step onto the covered front porch and into a bright open-concept main floor with granite countertops, rich cabinetry, and a gas stove with double ovens, perfect for holiday hosting or everyday meals. Enjoy cozy nights by the gas fireplace and peaceful mornings in the sunroom retreat. Upstairs you'll find 3 spacious bedrooms, including a primary suite with walk-in closet and full ensuite. The fully finished basement adds even more value with a 4th bedroom, a second fireplace, full bathroom, wet bar, and your own private sauna. Central A/C keeps you cool all summer long, and the extra-long garage pad is ideal for RV parking. Located on a quiet street in a family-friendly community, this move-in ready home is waiting for its next chapter. Flexible possession available

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 | 38             |
| Zoning         | Zone 81        |

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