

## \$519,900 - 45 Sandalwood Place, Leduc

MLS® #E4457541

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,811 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Stop the car! This is the one! This 1811 sqft 2-storey in beautiful Leduc perfectly blends luxury, comfort, and just the right amount of wow. The double attached garage protects your vehicles (and that treadmill you swear you'll use again), while the front porch is pure pumpkin-spice-latte perfection. Step inside to a bright open-concept main floor where sunlight dances across stunning finishes, dark cabinetry, granite counters, and gleaming stainless steel appliances. Upstairs boasts 3 bedrooms, a spacious bonus room, 4 piece jack and jill bathroom and a laundry room (because stairs and hampers don't mix). The primary suite? A showstopper, with a massive walk-in closet and a spa-like 5-piece ensuite made for bubble-bath escapes. Enjoy the beautifully landscaped backyard with deck that is perfect for coffee, wine, or judgment-free dance parties! No back neighbours! The basement is a blank canvas awaiting your imagination. And With the new 65th Ave overpass just minutes away prepare for a smooth commute.

Built in 2016

### Essential Information

MLS® # E4457541

Price \$519,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,811                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 45 Sandalwood Place |
| Area        | Leduc               |
| Subdivision | Suntree (Leduc)     |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 1C2             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Fire Pit         |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 59                   |
| Zoning         | Zone 81              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 10th, 2025 at 7:17am MST