

## \$417,000 - 33 Suntree Promenade, Leduc

MLS® #E4431728

### \$417,000

3 Bedroom, 3.50 Bathroom, 1,395 sqft  
Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Step into this bright, open-concept, 2-story home, where comfort meets functionality at an incredible value. From the moment you arrive, the large front porch invites you to sit back, relax, and enjoy the neighbourhood charm. Inside, the main level features a flowing layout filled with natural light thanks to an abundance of windows. The kitchen space is plentiful and complete with a stylish eat-up island perfect for casual meals or entertaining. Just off the kitchen, youâ€™ll find a dedicated dining area and a cozy living room, creating a welcoming space for gatherings and everyday living. Upstairs, youâ€™ll discover three generously sized bedrooms with the primary offering an ensuite and large closet and communal 4pc bath. The fully finished basement provides even more living space with a spacious rec areaâ€”ideal for a playroom, home gym, or media loungeâ€”plus a convenient bathroom for added ease. The backyard is the perfect outdoor space with endless possibilities and double parking pad! Check it out today!

Built in 2006

### Essential Information

MLS® #	E4431728
Price	\$417,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,395
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	33 Suntree Promenade
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R7

### **Amenities**

Amenities	Deck, Front Porch, Vinyl Windows
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	West Haven Public School
Middle	Ecole Leduc Junior High
High	Leduc Composite High School

## Additional Information

Date Listed	April 18th, 2025
Days on Market	18
Zoning	Zone 81

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Listing information last updated on May 6th, 2025 at 10:17am MDT