

\$469,900 - 307 Sheridan Way, Leduc

MLS® #E4438637

\$469,900

4 Bedroom, 3.50 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

FINISHED BASEMENT, FRESH PAINT, DETACHED GARAGE! Welcome to this stylish 1,600 sq ft two-storey home in the desirable community of Suntree. The main floor offers a spacious front foyer with a large coat closet, an open-concept living room with fireplace, and a modern kitchen featuring stainless steel appliances, a walk-in pantry, and patio doors leading to the back deck. A formal dining room and convenient half bath complete the main level. Upstairs, the primary bedroom includes a walk-in closet and a spa-like 4-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and upstairs laundry add comfort and convenience. The fully finished basement features a large family room, another full bathroom, and a fourth bedroom—perfect for guests or extra living space. Outside, enjoy a private yard and a double detached garage. A perfect family home in a great location close to parks, schools, and amenities!

Built in 2013

Essential Information

MLS® #	E4438637
Price	\$469,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,610
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	307 Sheridan Way
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R9

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 26th, 2025

Days on Market 22

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 June 17th, 2025 at 4:02pm MDT