

## \$388,900 - 15 Suntree Promenade, Leduc

MLS® #E4440875

**\$388,900**

3 Bedroom, 3.50 Bathroom, 1,382 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Beautiful no maintenance yard on this home. Fully fenced with back double driveway, gate into your backyard oasis, all rock with paving stone walk way, raised gardens, raised flower beds with mature trees for privacy. Large back deck and front veranda. Inside the wide open floor plan features laminate flooring, painted cupboards in the kitchen, spacious living room with a large eating area and a ton of counter space in the kitchen. Convenient 2 piece powder room off back entry. Upstairs there are new floors, 4 piece main bathroom, 3 bedrooms, primary suite has a 3 piece ensuite and walk in closet. The finished basement has a large family room with 3 piece bathroom and storage/laundry room. Close to shopping, restaurants, walking trails and walking distance to schools

Built in 2008

### Essential Information

MLS® #	E4440875
Price	\$388,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,382
Acres	0.00



Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15 Suntree Promenade
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R7

### Amenities

Amenities	See Remarks
Parking	See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	10
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 16th, 2025 at 4:47am MDT