

\$500,000 - 46 Snowbird Crescent, Leduc

MLS® #E4466405

\$500,000

3 Bedroom, 2.50 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to Suntree in Leduc! This well-kept 2-story home is perfect for a growing family, offering 3 bedrooms, 2.5 baths, and a heated double attached garage. The main floor features granite countertops, stainless steel appliances, and central A/C for year-round comfort. A bright bonus room with a gas fireplace provides the ideal family hangout, while the 4-pc ensuite with a soaker tub adds a relaxing touch to the primary suite. The basement is unspoiled and ready for your personal design. Outside, enjoy a fully fenced backyard and an underground sprinkler system for easy upkeep. Located close to schools and parks, this home delivers convenience and comfort in a wonderful family-friendly area

Built in 2008

Essential Information

MLS® #	E4466405
Price	\$500,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,970
Acres	0.00



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

Community Information

Address	46 Snowbird Crescent
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0H6

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Sprinkler Sys-Underground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 21st, 2025

Zoning Zone 81

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