

## \$450,000 - 63 Suntree Promenade, Leduc

MLS® #E4446271

**\$450,000**

4 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to Suntree! From the moment you arrive, the covered front porch offers charm and warmth, setting the tone for the home's inviting interior. Inside, the open concept main floor is ideal for everyday living and entertaining, featuring rich wood tones, granite countertops, and a chef's dream kitchen with a double-oven gas stove, perfect for family meals or holiday baking. A cozy gas fireplace and under-cabinet lighting add warmth and style. Step into the sunroom, your private escape for morning coffee or a peaceful evening wind-down. Stay cool and comfortable year-round with central air conditioning, a must-have for warm Leduc summers. Upstairs offers three spacious bedrooms, including a primary suite with walk-in closet and full ensuite. The finished basement adds incredible value with a fourth bedroom, full bath, second fireplace, and your very own sauna for spa-inspired relaxation. With RV parking and turnkey condition, this home is move-in ready.

Built in 2007

### Essential Information

MLS® # E4446271

Price \$450,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	63 Suntree Promenade
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R8

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Sauna; Swirlpool; Steam, Vinyl Windows, Wet Bar
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Fenced, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	16
Zoning	Zone 81

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