

## \$470,000 - 63 Suntree Promenade, Leduc

MLS® #E4444048

**\$470,000**

4 Bedroom, 3.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to Suntree. From the moment you step onto the charming covered front porch, youâ€™ll feel the warmth & welcome of this thoughtfully designed space. Inside, the open-concept main floor invites connection with rich wood tones, granite countertops, & a chef-inspired kitchen complete w a gas stove featuring two ovens for holiday baking or everyday meals. The gas fireplace sets the tone for cozy evenings, & under cupboard track lighting adds a modern touch. The sunroom out back becomes your peaceful retreat, perfect for morning coffee or unwinding at the end of the day. Upstairs, youâ€™ll find three spacious bedrooms, including a generous primary suite with a walk-in closet & a full ensuite bath. The fully finished basement offers even more room to grow featuring an additional bedroom, a second fireplace, a full bathroom, and your very own sauna for spa-like relaxation at home. Turnkey condition mean you can simply move in and start living. The extra-long garage pad is ready for your big truck or RV.

Built in 2007

### Essential Information

MLS® # E4444048

Price \$470,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
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	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, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
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	June 24th, 2025
Days on Market	9
Zoning	Zone 81

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