

## \$428,800 - 21 Suntree Promenade, Leduc

MLS® #E4421762

**\$428,800**

4 Bedroom, 2.50 Bathroom, 1,438 sqft  
Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

SherBilt two storey ideally situated on the Suntree Promenade. Well designed entryways with a front foyer and a back door mudroom. Main floor features hardwood floors in living room and dining area. Gas fireplace with mantle in living area. Open concept kitchen with sit up counter and ample cabinet space. Main floor laundry. Upper level features 3 bedrooms including the primary bedroom with 3 piece ensuite and walk-in closet. There is an additional 4 piece bath on the upper level. The basement is framed and drywalled with a rec room (large enough for a pool table) and a 4th bedroom. Sunny south facing backyard ideal for gardens and flowers. Covered front porch too! New hot water heater 2020, new vacuum system 2020. Double detached garage off the back lane is heated. Excellent location beside walkway, close to all amenities.

Built in 2005

### Essential Information

MLS® #	E4421762
Price	\$428,800
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,438
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	21 Suntree Promenade
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8T7

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed February 15th, 2025

Days on Market 27

Zoning Zone 81

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