

\$475,000 - 70 Strawberry Lane, Leduc

MLS® #E4434770

\$475,000

4 Bedroom, 3.50 Bathroom, 1,355 sqft
Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Whether you live here or you invest here - you're going to LOVE it here! Offering a lovely location along a beautiful park, gorgeous finishes like hardwood floors and quartz counters throughout, a LEGAL SUITE w/separate entrance, AND an affordable price tag...what more could you want? A double garage? It has that too! Welcome to 70 Strawberry Lane, a great place for new beginnings and smart investments. Step inside to find an open layout, w/hardwood floors throughout the main level. There is plenty of sleek quartz-topped cabinetry in the kitchen, complete w/an island and SS appliances. The mud rm/laundry area at the back of the home leads out to the deck, yard, and double detached garage. Upstairs there are 3 bdrms incl. a large Primary suite w/a view to the greenspace out front. You'll love the gorgeous ensuite, featuring an oversized walk-in shower. The bsmt offers a fully contained 1 bdrm legal suite, a great mortgage helper if you opt to rent it out. Why wait? Opportunity knocks on Strawberry Lane!

Built in 2016

Essential Information

MLS® #	E4434770
Price	\$475,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,355
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	70 Strawberry Lane
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R6

Amenities

Amenities	Deck, Front Porch, Vinyl Windows, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Level Land, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 6th, 2025
Days on Market	9
Zoning	Zone 81

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