

## \$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

?? Spa-Like Basement + Sunroom + A/C. Move-In Ready in Suntree! ?? Back on the market â€“ buyerâ€™s loss is your opportunity! This thoughtfully maintained home in Suntree offers comfort, charm, and bonus features that set it apart. Step onto the covered front porch and into a bright open-concept main floor with granite countertops, rich cabinetry, and a gas stove with double ovens, perfect for holiday hosting or everyday meals. Enjoy cozy nights by the gas fireplace and peaceful mornings in the sunroom retreat. Upstairs you'll find 3 spacious bedrooms, including a primary suite with walk-in closet and full ensuite. The fully finished basement adds even more value with a 4th bedroom, a second fireplace, full bathroom, wet bar, and your own private sauna. Central A/C keeps you cool all summer long, and the extra-long garage pad is ideal for RV parking. Located on a quiet street in a family-friendly community, this move-in ready home is waiting for its next chapter. Flexible possession available

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	62
Zoning	Zone 81

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