

## \$439,900 - 57 Suntree Promenade, Leduc

MLS® #E4449542

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,444 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

WELCOME TO SUNTREE! one of Leduc's most sought-after, family-friendly communities! This BEAUTIFULLY LAID OUT 3 BED, 2.5 BATH home backs a quiet street and offers nearly 1,450 SQFT ABOVE GRADE plus an unspoiled basement ready for your vision. The main floor is filled with NATURAL LIGHT and features a large living room with FIREPLACE, spacious dining area, and a modern kitchen with walk-in pantry and access to the MUDROOM and 2PC BATH. Upstairs, you'll find a generous primary suite with WALK-IN CLOSET and 4PC ENSUITE, plus two additional bedrooms, a full bath, and convenient upstairs LAUNDRY. The home offers great curb appeal, an unfinished basement with bathroom PLUMBING ROUGHED in already, and is just steps from walking trails, playgrounds, and the picturesque Suntree Pond. Enjoy QUICK ACCESS to Highway 2, shopping, schools, and Leduc Common, ideal for families or commuters alike!

Built in 2006

### Essential Information

MLS® # E4449542

Price \$439,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	57 Suntree Promenade
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R8

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	7
Zoning	Zone 81

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Listing information last updated on July 31st, 2025 at 7:32am MDT