

## \$249,900 - 3016 Aspen Wynd, Leduc

MLS® #E4441610

**\$249,900**

3 Bedroom, 2.00 Bathroom, 1,464 sqft

Land Lease Community on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this beautiful modular home in the highly desirable Aspen Creek Park in Leduc. This well-maintained, one-owner home offers 3 spacious bedrooms, including a primary suite with walk-in closet and a 4-piece ensuite featuring a relaxing jacuzzi tub. The open-concept layout includes a bright living room with cozy fireplace and a large dining area—ideal for everyday living and entertaining. The functional kitchen boasts ample cabinet space and newer stainless steel appliances: gas stove (2022), dishwasher (2019), and refrigerator (2014). Vaulted ceilings enhance the open, airy feel, while central air conditioning ensures year-round comfort. Step outside to a large pie-shaped yard, a 10x12 sunroom with deck, and a hot tub for your enjoyment. Additional features include a double car garage, storage shed, and a new furnace (2021). Located in a clean, well-managed community, this lovingly cared-for home is move-in ready and offers the perfect balance of comfort, space, and convenience.

Built in 2006

### Essential Information

MLS® # E4441610

Price \$249,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,464
Acres	0.00
Year Built	2006
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3016 Aspen Wynd
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P9

### Amenities

Parking	Double Garage Detached
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### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	June 10th, 2025
Days on Market	27

## Zoning

## Zone 81

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Listing information last updated on July 7th, 2025 at 10:02am MDT