

\$470,000 - 63 Suntree Promenade, Leduc

MLS® #E4444048

\$470,000

4 Bedroom, 3.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to Suntree. From the moment you step onto the charming covered front porch, youâ€™ll feel the warmth & welcome of this thoughtfully designed space. Inside, the open-concept main floor invites connection with rich wood tones, granite countertops, & a chef-inspired kitchen complete w a gas stove featuring two ovens for holiday baking or everyday meals. The gas fireplace sets the tone for cozy evenings, & under cupboard track lighting adds a modern touch. The sunroom out back becomes your peaceful retreat, perfect for morning coffee or unwinding at the end of the day. Upstairs, youâ€™ll find three spacious bedrooms, including a generous primary suite with a walk-in closet & a full ensuite bath. The fully finished basement offers even more room to grow featuring an additional bedroom, a second fireplace, a full bathroom, and your very own sauna for spa-like relaxation at home. Turnkey condition mean you can simply move in and start living. The extra-long garage pad is ready for your big truck or RV.

Built in 2007

Essential Information

MLS® # E4444048

Price \$470,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| 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 | 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, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| 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 | June 24th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 81 |

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