

\$164,000 - 1017 Aspen Drive, Leduc

MLS® #E4444215

\$164,000

2 Bedroom, 2.00 Bathroom, 1,160 sqft

Land Lease Community on 0.00 Acres

Suntree (Leduc), Leduc, AB

Move-in ready in Aspen Creek. This Timberleigh model from Win Alta offers a great open floorplan with vaulted ceilings, open concept living, dining & kitchen; 2 large bedrooms (both with walk-in closets!) plus 2 full bathrooms. The kitchen features plenty of cupboard & counter space plus a walk-in pantry. There is also a great sized laundry room with added storage off the side entrance.

This home has been well maintained by its original owner. There is a large deck on the east side of the home with a motorized awning, dog run and great sized south facing yard. A double concrete parking pad is right out front, plus lots of room for visitor parking straight across. Did I mention there is central A/C? There is also the added convenience of a motorized lift at the front entrance for those who may need mobility assistance. Come check out the amenities in the Community Centre making Aspen Creek a great place to call home.

Built in 2007

Essential Information

MLS® #	E4444215
Price	\$164,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,160
Acres	0.00
Year Built	2007
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1017 Aspen Drive
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R5

Amenities

Parking Spaces	2
Parking	Front Drive Access, Parking Pad Cement/Paved

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas

Exterior

Exterior	Modular
Construction	Modular
Foundation	See Remarks

School Information

Elementary	West Haven Public
Middle	Sigma Secondary School
High	Leduc Comp.

Additional Information

Date Listed	June 25th, 2025
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Days on Market 10

Zoning Zone 81

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