

## \$400,000 - 77 Suntree Promenade, Leduc

MLS® #E4439075

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,270 sqft  
Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Step into this beautifully finished 2-storey home perfectly positioned with breathtaking views of the park and pond—ideal for enjoying your morning coffee on the charming front veranda. Inside, you’ll be greeted by a bright and inviting atmosphere with large windows that fill the home with natural light. The main floor boasts a spacious living room featuring a cozy gas fireplace, a well-appointed kitchen with ample cabinetry and counter space, stainless steel appliances, pantry, and an expansive dining area that opens onto a large deck. A convenient half-bathroom with laundry and a wash tub completes the main level. Upstairs, the primary suite includes a private 3-piece ensuite, along with an additional generous bedroom and a full bath. (second large bedroom could easily be converted back into two separate rooms) The fully finished basement adds exceptional versatility with a family room and an additional bedroom. Outside, enjoy a fully fenced backyard, an oversized deck, and a double detached garage.

Built in 2006

### Essential Information

MLS® #	E4439075
Price	\$400,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,270
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	77 Suntree Promenade
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R9

### Amenities

Amenities	Deck, Detectors Smoke, Front Porch, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	4
Zoning	Zone 81

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