\$449,900 - #20 Spruce Boulevard, Leduc

MLS® #E4424842

\$449,900

4 Bedroom, 3.50 Bathroom, 1,188 sqft Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Investors! This beautiful home has separate basement entrance and long term tenants already in place. This house has hardwood floors, 4 Stainless steel kitchen appliances, an office/den and 2 piece bathroom on main floor. Excellent kitchen with island. Small deck with aluminum railing off patio door. 3 bedrooms upstairs and the finished basement has its own separate access, allowing for potential of a secondary suite! There is abundant natural light with modern light fixtures throughout. The master bedroom pours in light with beautiful large windows and has full ensuite and walk-in closet. This home is in a very desirable family location with sense of community in the area and easy distance to shopping, airport, & schools. 400 Sq ft Parking pad, backyard is fenced on two sides.



Essential Information

MLS® # E4424842 Price \$449,900

Bedrooms 4

Bathrooms 3.50

Full Baths 3

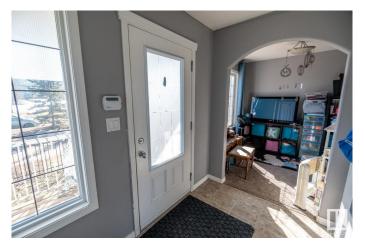
Half Baths 1

Square Footage 1,188

Acres 0.00







Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address #20 Spruce Boulevard

Area Leduc

Subdivision Suntree (Leduc)

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0W4

Amenities

Amenities On Street Parking, Vinyl Windows, Walk-up Basement

Parking Front/Rear Drive Access

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 9th, 2025

Days on Market 41

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 10:02am MDT