# **\$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

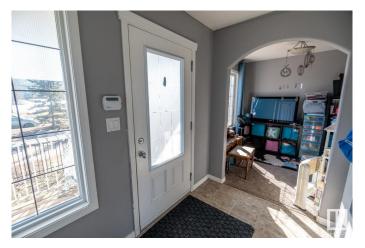
Half Baths 1

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 42

Zoning Zone 81

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