# **\$434,900 - 72 Strawberry Lane, Leduc**

MLS® #E4440190

#### \$434.900

3 Bedroom, 2.50 Bathroom, 1,364 sqft Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Gorgeous 2 story home with double detached garage in the neighborhood of Suntree. This home is nearly 1365 Sq. ft. with 3 bedrooms, 2.5 baths and SEPERATE Entrance to Unfinished basement. Large kitchen with maple cabinet, Quartz countertop, Island with eating bar. Huge window in great room, dinning area, Laundry and half bath completes the Main floor. Hardwood floor in Kitchen and Great Room. Staircase leads to second floor has 3 bedrooms with 2 full bathrooms. Modern Crystal lights. This home is facing to the Park where can you see your kids playing from the Great room. Finished deck. Stainless steel appliances. Close to K-9 school. Must see....

Built in 2016

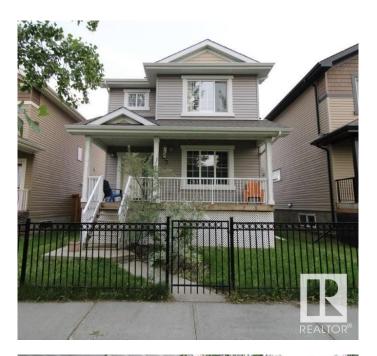
#### **Essential Information**

MLS® # E4440190 Price \$434,900

Bedrooms 3
Bathrooms 2.50
Full Baths 2
Half Baths 1

Square Footage 1,364
Acres 0.00
Year Built 2016

Type Single Family







Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 72 Strawberry Lane

Area Leduc

Subdivision Suntree (Leduc)

City Leduc

County ALBERTA

Province AB

Postal Code T9E 8R6

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Front Porch, No Smoking Home

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan,

Refrigerator, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Landscaped, Park/Reserve, Playground Nearby,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 3rd, 2025

Days on Market 13

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 June 16th, 2025 at 10:02am MDT