

Courtesy Of Jonathan C Hull Of 2% Realty Pro

## \$515,000 - 18 Snowdrop Court, Leduc

MLS® #E4441004

**\$515,000**

4 Bedroom, 3.50 Bathroom, 1,700 sqft  
Single Family on 0.00 Acres

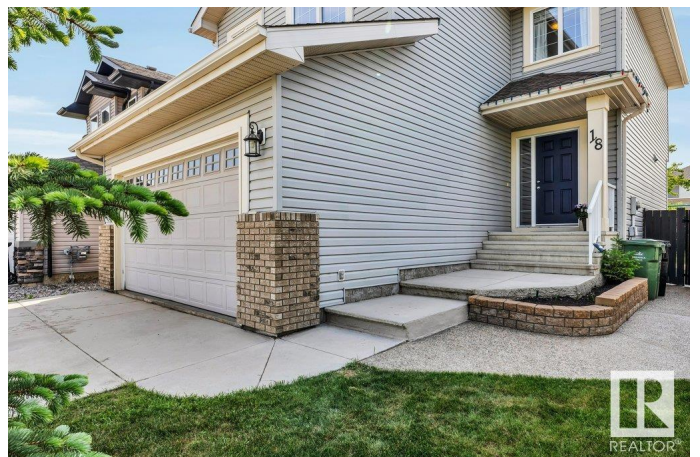
Suntree (Leduc), Leduc, AB

This home will blow you away. You will feel right at home as soon as you walk inside. From the cute front entry bench and barnwood to its open great room with its eye catching kitchen. The 2-toned cabinets grab your attention with black granite counters, designer tile backsplash and fixtures, an island bar and upgraded appliances. Ample size dining room looks out onto your amazing west facing deck and yard. The charming mudroom with laundry is attached to a heated double attached garage. Upstairs is a spacious bonus room with gas fireplace, 3 bedrooms and a primary with a ensuite you will adore. Completed basement with 4th bedroom, 3pc bath and rec space. Lastly, the gorgeous yard with maintenance free deck, wired for hot tub, shed and fenced for the kids. This home has endless updates like shingles and A/C plus many more. It screams buy me now!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441004  |
| Price      | \$515,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,700                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 18 Snowdrop Court |
| Area        | Leduc             |
| Subdivision | Suntree (Leduc)   |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 0H5           |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed June 6th, 2025

Days on Market 10

Zoning Zone 81

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Listing information last updated on June 16th, 2025 at 8:02pm MDT