

## \$415,000 - #20 Spruce Boulevard, Leduc

MLS® #E4424842

**\$415,000**

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.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424842  |
| Price          | \$415,000 |
| 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 | 146             |
| Zoning         | Zone 81         |

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