# \$439,000 - 22 Spruce Boulevard, Leduc

MLS® #E4426819

## \$439,000

3 Bedroom, 3.50 Bathroom, 1,257 sqft Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

A must to see!!! Pride of ownership throughout this great 2 storey home with front veranda and located across the street from a greenspace!! You will love the bright and spacious open main floor, perfect for entertaining!! The chef in the family will enjoy the kitchen with stainless steel appliances, corner pantry and large nook with patio door to private fenced backyard with gorgeous limestone patio area. Upstairs has 3 bedrooms with the primary room offering a walk-in closet and a 3 piece ensuite as well as convenient laundry. Basement is partially finished with a separate entrance, 3 piece bathroom, family room and storage! Other features include hardwood flooring, double detached garage!! Don't miss seeing this great home in a family friendly neighbourhood!



#### **Essential Information**

MLS® # E4426819 Price \$439,000

Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

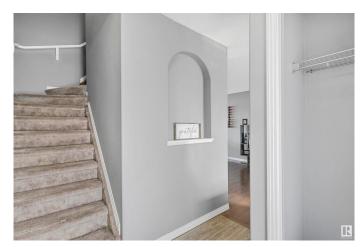
Acres

Square Footage 1,257

0.00







Year Built 2012

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 22 Spruce Boulevard

Area Leduc

Subdivision Suntree (Leduc)

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0W4

## **Amenities**

Amenities Deck, Detectors Smoke
Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 21st, 2025

Days on Market 43

## 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 May 3rd, 2025 at 4:47am MDT