

## \$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.

Built in 2013

### 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	41
Zoning	Zone 81

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