

\$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!

Built in 2012

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4426819 |
| Price | \$439,000 |
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,257 |
| Acres | 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 | 29 |

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 April 19th, 2025 at 9:17pm MDT