

## \$409,900 - 313 Sheridan Way, Leduc

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MLS® #E4431634

**\$409,900**

4 Bedroom, 3.50 Bathroom, 1,490 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this beautiful 2-storey home, perfectly situated on a quiet street in the heart of Suntree. With great curb appeal & plenty of parking, this home checks all the boxes for comfort, style & functionality. The chef-inspired kitchen features quartz countertops, stainless steel appliances & elegant maple cabinetry, creating the perfect space for both everyday living & entertaining. Enjoy cozy nights in the spacious family room with large window & gas fireplace, while upgraded finishing details, including engineered hardwood floors & custom blinds, elevate the home's interior appeal. Upstairs, the primary suite offers a walk-in closet & a modern 3pc ensuite, while 2 add'l bedrooms & a full bath complete the upper level. The fully finished basement adds incredible value with a large rec room, 4th bed & 3pc bath—perfect for guests, teens, or a home office. Step outside to a spacious backyard featuring a large deck—perfect for summer BBQs! Close to Suntree Pond & several parks, this home is a must see!



Built in 2014

### Essential Information

MLS® #	E4431634
Price	\$409,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,490
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	313 Sheridan Way
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R9

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Hot Water Natural Gas
Parking	Parking Pad Cement/Paved, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	11
Zoning	Zone 81

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Listing information last updated on April 29th, 2025 at 6:17pm MDT