

## \$690,000 - 10 Aicher Place, Leduc

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MLS® #E4434520

**\$690,000**

5 Bedroom, 3.50 Bathroom, 2,140 sqft

Single Family on 0.00 Acres

Leduc Estates, Leduc, AB

Stunning 5 bed, 3.5 bath split level on a huge pie lot in Leduc Estates! Fully renovated with 2,700+ sq.ft. of living space, located at the end of a quiet cul-de-sac backing onto green space. Enjoy the west-facing backyard with mature trees, garden beds, new fence & 15x30 RV pad with gate. This bright, open main floor features a chef's kitchen with newer stainless steel appliances, a 10.5-ft island and large dining room. Also featured is the sunken family room, guest bedroom with half bath, and a large mudroom off the heated double garage. The primary suite with includes a walk-in closet with built in cabinets, luxurious ensuite with heated floors, dual sinks & a double shower. Additional upgrades include 2 new furnaces, tankless hot water, A/C, triple-pane windows, updated plumbing, electrical, insulation & LED lighting. Walk to Leduc Reservoir Park, close to schools & only 10 min to YEG. Move-in ready, energy efficient, and packed with high-end finishes—this one has it all and still feels brand new!



Built in 1977

### Essential Information

MLS® # E4434520

Price \$690,000

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,140
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	10 Aicher Place
Area	Leduc
Subdivision	Leduc Estates
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5H8

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Crawl Space, Deck, Hot Water Tankless, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ecole Leduc Estates school
Middle	Leduc estates school " K-1
High	Leduc estates school " K-1

### Additional Information

Date Listed	May 5th, 2025
Days on Market	8
Zoning	Zone 81

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Listing information last updated on May 14th, 2025 at 3:32am MDT