

## \$515,000 - 18 Snowdrop Court, Leduc

MLS® #E4441004

**\$515,000**

4 Bedroom, 3.50 Bathroom, 1,700 sqft

Single Family on 0.00 Acres

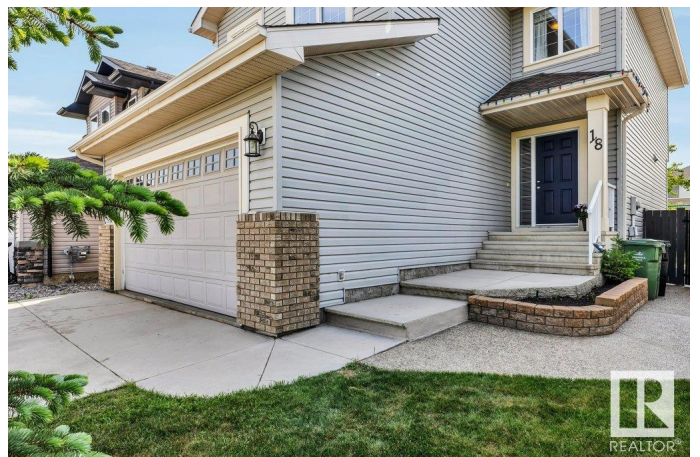
Suntree (Leduc), Leduc, AB

This home will blow you away. You will feel right at home as soon as you walk inside. From the cute front entry bench and barnwood to its open great room with its eye catching kitchen. The 2-toned cabinets grab your attention with black granite counters, designer tile backsplash and fixtures, an island bar and upgraded appliances. Ample size dining room looks out onto your amazing west facing deck and yard. The charming mudroom with laundry is attached to a heated double attached garage. Upstairs is a spacious bonus room with gas fireplace, 3 bedrooms and a primary with a ensuite you will adore. Completed basement with 4th bedroom, 3pc bath and rec space. Lastly, the gorgeous yard with maintenance free deck, wired for hot tub, shed and fenced for the kids. This home has endless updates like shingles and A/C plus many more. It screams buy me now!

Built in 2007

### Essential Information

MLS® #	E4441004
Price	\$515,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,700
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	18 Snowdrop Court
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0H5

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 6th, 2025

Days on Market 6

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 June 12th, 2025 at 4:02am MDT