

## \$425,000 - 309 Sheridan Way, Leduc

MLS® #E4443836

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this bright, original-owner custom home on a quiet street in Suntree.

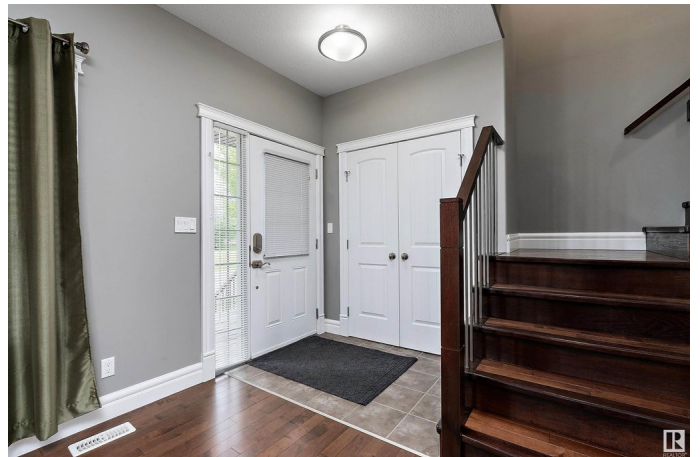
Thoughtfully designed with 9' ceilings on both the main and basement levels, this exceptionally well-maintained home features quartz countertops throughout, upgraded appliances, soft-close maple cabinetry, a tile backsplash, and built-in closet shelving in all bedrooms. The spacious kitchen includes a center island and a pantry with wood shelving, opening to a generous dining area and living room with a gas fireplace and added pot lights throughout. The main floor also offers a welcoming front entry, 2-pc bath, laundry room, side entrance, and a charming front porch. Upstairs are three well-sized bedrooms, a full bath, and a large primary suite with a walk-in closet and ensuite featuring a glass and tile shower. The landscaped yard includes a covered two-tier deck with maintenance-free railing, stone accents, back-alley access, and a 12x10 maintenance-free shed. The basement is unspoiled and ready for your future development.

Built in 2013

### Essential Information

MLS® # E4443836

Price \$425,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,604
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	309 Sheridan Way
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R9

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Asphalt, Vinyl
----------	----------------------

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

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	11
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 July 4th, 2025 at 6:02pm MDT