

## \$470,000 - 63 Suntime Promenade, Leduc

MLS® #E4444048

**\$470,000**

4 Bedroom, 3.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Suntime (Leduc), Leduc, AB

Welcome to Suntime. From the moment you step onto the charming covered front porch, you'll feel the warmth & welcome of this thoughtfully designed space. Inside, the open-concept main floor invites connection with rich wood tones, granite countertops, & a chef-inspired kitchen complete w a gas stove featuring two ovens for holiday baking or everyday meals. The gas fireplace sets the tone for cozy evenings, & under cupboard track lighting adds a modern touch. The sunroom out back becomes your peaceful retreat, perfect for morning coffee or unwinding at the end of the day. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a walk-in closet & a full ensuite bath. The fully finished basement offers even more room to grow featuring an additional bedroom, a second fireplace, a full bathroom, and your very own sauna for spa-like relaxation at home. Turnkey condition mean you can simply move in and start living. The extra-long garage pad is ready for your big truck or RV.

Built in 2007

### Essential Information

MLS® # E4444048

Price \$470,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,399                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 63 Suntree Promenade |
| Area        | Leduc                |
| Subdivision | Suntree (Leduc)      |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 8R8              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Sauna; Swirlpool; Steam, Vinyl Windows, Wet Bar |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Fenced, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 10              |
| 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 6:32pm MDT