

## \$425,600 - 72 Strawberry Lane, Leduc

MLS® #E4442925

**\$425,600**

3 Bedroom, 2.50 Bathroom, 1,364 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Stunning, well maintained 2 story home with double detached garage in the neighborhood of Suntree. This home is nearly 1365 Sq. ft. with 3 bedrooms, 2.5 baths and SEPERATE Entrance to Unfinished basement for potential earning. Large kitchen with maple cabinet, Quartz countertop, FRESH PAINT. Stainless steel appliances, Island with eating bar. Huge window in great room, dinning area, Laundry and half bath completes the Main floor. Hardwood floor in Kitchen and Great Room. Staircase leads to second floor has 3 bedrooms with 2 full bathrooms. Modern Crystal lights. This home is facing to the Park where can you see your kids playing from the Great room. Finished deck. Stainless steel appliances. Close to K-9 school. Must see....

Built in 2016

### Essential Information

MLS® #	E4442925
Price	\$425,600
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,364
Acres	0.00



Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	72 Strawberry Lane
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R6

### Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 18th, 2025
Days on Market	70

## 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 August 26th, 2025 at 10:47pm MDT