

## \$465,000 - 102 Sugar Maple Lane, Leduc

MLS® #E4423637

**\$465,000**

4 Bedroom, 3.50 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

**BRAND NEW, RECENTLY FINISHED IN LAW SUITE WITH SEPERATE ENTRANCE!**

Double HEATED garage, low maintenance yard, HUGE raspberry patch, beautiful stamped concrete patio and sidewalk. PARK FACING means you can open your front door and step straight into the lovely Knie park. This 4 bed 4 bath single family home is everything you could want, whether looking for an investment property or a forever family home. Basement is complete with it's own kitchen, laundry hookups, bedroom, full bath and living space, bringing this home to nearly 2000sqft. Recently developed with tenants in mind with sound-proofing insulation in the ceiling.

Upstairs, you'll find a huge primary bedroom with 4 pc ensuite and plenty of closet space as well as the washer/dryer closet, two more bedrooms and another full bath. Freshly painted 3 months ago. Only 10 minutes to the airport! Only blocks away from a brand new school and major shopping centers. LOCATION IS EVERYTHING. Don't miss out on this incredible opportunity!

Built in 2012

### Essential Information

MLS® # E4423637

Price \$465,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,304                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 102 Sugar Maple Lane |
| Area        | Leduc                |
| Subdivision | Suntree (Leduc)      |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0W4              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Guest Suite, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Walkout Basement |
| Parking   | Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 63              |
| Zoning         | Zone 81         |

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Listing information last updated on May 4th, 2025 at 4:02am MDT