

## \$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

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Listing information last updated on August 27th, 2025 at 2:32pm MDT