

## \$189,900 - 1158 Aspen Drive, Leduc

MLS® #E4437247

**\$189,900**

3 Bedroom, 2.00 Bathroom, 1,510 sqft

Land Lease Community on 0.00 Acres

Suntree (Leduc), Leduc, AB

**TWO LIVING ROOMS! DOUBLE PARKING PAD! FUNCTIONAL LAYOUT!** This 1509 sq ft 3 bed, 2 bath home is a great layout for those needing extra living space. Lighter toned walls, cabinets, & flooring with a vaulted ceiling creates a welcoming & homey feel! Open concept living unites the space, w/ large kitchen / dining / living room connected for entertaining. Primary bedroom w/ walk in closet & 4 pce bath. Additional living room for the kid's play space / home office, 4 pce bath, & 2 more bedrooms. Laminate flooring in the living spaces, lino in kitchen & bathrooms, carpet in bedrooms. Spacious deck for summer BBQs & relaxing. Two sheds in the yard for storage; no neighbours directly behind either! A great starter home or for those downsizing; welcome to Suntree!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437247  |
| Price          | \$189,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,510     |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |                        |
|----------|------------------------|
| Type     | Land Lease Community   |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1158 Aspen Drive |
| Area        | Leduc            |
| Subdivision | Suntree (Leduc)  |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 8R2          |

### Amenities

|         |                  |
|---------|------------------|
| Parking | 2 Outdoor Stalls |
|---------|------------------|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |

### Exterior

|              |         |
|--------------|---------|
| Exterior     | Modular |
| Construction | Modular |
| Foundation   | Piling  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 81        |

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Listing information last updated on June 16th, 2025 at 8:47am MDT