

## \$469,900 - 307 Sheridan Way, Leduc

MLS® #E4438637

**\$469,900**

4 Bedroom, 3.50 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

FINISHED BASEMENT, FRESH PAINT, DETACHED GARAGE! Welcome to this stylish 1,600 sq ft two-storey home in the desirable community of Suntree. The main floor offers a spacious front foyer with a large coat closet, an open-concept living room with fireplace, and a modern kitchen featuring stainless steel appliances, a walk-in pantry, and patio doors leading to the back deck. A formal dining room and convenient half bath complete the main level. Upstairs, the primary bedroom includes a walk-in closet and a spa-like 4-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and upstairs laundry add comfort and convenience. The fully finished basement features a large family room, another full bathroom, and a fourth bedroom—perfect for guests or extra living space. Outside, enjoy a private yard and a double detached garage. A perfect family home in a great location close to parks, schools, and amenities!

Built in 2013

### Essential Information

MLS® #	E4438637
Price	\$469,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,610
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	307 Sheridan Way
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R9

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 26th, 2025

Days on Market 21

Zoning Zone 81

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