

## \$465,000 - 78 Sandalwood Place, Leduc

MLS® #E4456984

**\$465,000**

4 Bedroom, 3.50 Bathroom, 1,498 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Stunning half-duplex in Suntree with a finished basement, double garage, A/C and beautiful finishes! The open-concept floor plan is flooded with natural light and shows off the well-appointed kitchen with large cabinets, quartz countertops and stainless steel appliances. The living room offers a cozy gas fireplace, and the dining room is spacious with a door that leads to the rear deck and a fully fenced backyard. Upstairs has 3 bedrooms, including the primary with a walk-in closet, a 4-piece ensuite, as well as convenient upper-floor laundry, and an additional 4-piece bathroom. The basement is professionally finished with a 4th bedroom, a 3-piece bathroom, a storage area, and a large rec room. This property is close to all amenities and has easy access to the highway for your commute. There is a double attached garage and an extra-long driveway. Located in a cul-de-sac, but has the added benefit of plenty of extra parking for your guests.

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456984  |
| Price     | \$465,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,498         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 78 Sandalwood Place |
| Area        | Leduc               |
| Subdivision | Suntree (Leduc)     |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 1C4             |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home |
| Parking   | Double Garage Attached                                                         |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, |

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                        |
| Construction | Wood, Vinyl                                             |
| Foundation   | Concrete Perimeter                                      |

### **School Information**

|            |            |
|------------|------------|
| Elementary | West Haven |
| Middle     | Opaho      |
| High       | Opaho      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 81              |

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Listing information last updated on September 17th, 2025 at 5:17pm MDT