

\$459,900 - 303 Sheridan Way, Leduc

MLS® #E4460066

\$459,900

4 Bedroom, 2.50 Bathroom, 1,658 sqft
Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Just listed! This GREAT Family home located in a desirable neighborhood and is move in ready. Home features 4 Bedrooms, 2 1/2 baths, walk in closet, gas fireplace, and island in the kitchen, and oh for the guy in the family the large 23x25 garage with 9 foot vaulted ceiling. The maintance free yard features turf so sell the mower. The yard is fenced and landscaped both front and back. The large deck with access from the kitchen makes outdoor entertaing easy. The main bedroom features a 4-piece ensuite with deep soaker tub. Located on a quiet street in Suntree near great schools , parks, golf course and shopping.

Built in 2012

Essential Information

MLS® #	E4460066
Price	\$459,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.00
Year Built	2012
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	303 Sheridan Way
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R9

Amenities

Amenities	On Street Parking, Deck, Front Porch
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 30th, 2025
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 30th, 2025 at 8:02pm MDT