

## \$465,000 - 102 Sugar Maple Lane, Leduc

MLS® #E4423637

**\$465,000**

4 Bedroom, 3.50 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

**BRAND NEW, RECENTLY FINISHED IN LAW SUITE WITH SEPERATE ENTRANCE!**

Double HEATED garage, low maintenance yard, HUGE raspberry patch, beautiful stamped concrete patio and sidewalk. PARK FACING means you can open your front door and step straight into the lovely Knie park. This 4 bed 4 bath single family home is everything you could want, whether looking for an investment property or a forever family home. Basement is complete with it's own kitchen, laundry hookups, bedroom, full bath and living space, bringing this home to nearly 2000sqft. Recently developed with tenants in mind with sound-proofing insulation in the ceiling.

Upstairs, you'll find a huge primary bedroom with 4 pc ensuite and plenty of closet space as well as the washer/dryer closet, two more bedrooms and another full bath. Freshly painted 3 months ago. Only 10 minutes to the airport! Only blocks away from a brand new school and major shopping centers. LOCATION IS EVERYTHING. Don't miss out on this incredible opportunity!

Built in 2012

### Essential Information

MLS® # E4423637

Price \$465,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,304
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	102 Sugar Maple Lane
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0W4

### Amenities

Amenities	Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Guest Suite, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Walkout Basement
Parking	Double Garage Detached, Heated, Insulated, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 2nd, 2025
Days on Market	60
Zoning	Zone 81

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