

\$475,000 - 36 Snowbird Crescent, Leduc

MLS® #E4428788

\$475,000

3 Bedroom, 2.50 Bathroom, 1,899 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this beautifully maintained Suntree home on a quiet street with no rear neighbors! The open-concept main floor features a large entrance with a built-in bench, a spacious living room with a cozy gas fireplace, and an eat-in kitchen with ample cupboard space, a raised granite island, a gas stove, and a large corner pantry. The dining nook leads to a raised deck overlooking the private backyard. A half bath and laundry room complete the main level. Upstairs, enjoy a bright bonus room with high ceilings, three generous bedrooms, and a full bath. The oversized primary suite boasts a massive walk-in closet and a spa-like ensuite with a jetted tub and a separate shower. The unfinished basement is ready for your personal touch! Located near schools, walking paths, playgrounds, and Suntree Pond, this home is perfect for any family.

Built in 2008

Essential Information

| | |
|------------|-----------|
| MLS® # | E4428788 |
| Price | \$475,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 1,899 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 36 Snowbird Crescent |
| Area | Leduc |
| Subdivision | Suntree (Leduc) |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0H6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Landscaped, Playground Nearby, Schools, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 3rd, 2025
Days on Market 25
Zoning Zone 81

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