

## \$475,000 - 36 Snowbird Crescent, Leduc

MLS® #E4428788

### \$475,000

3 Bedroom, 2.50 Bathroom, 1,899 sqft  
Single Family on 0.00 Acres

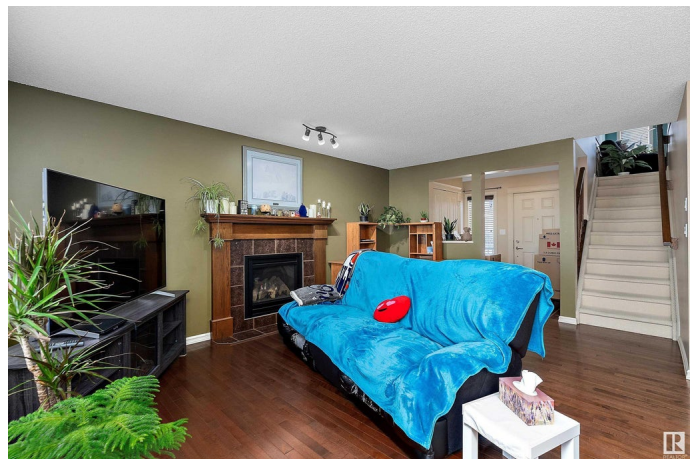
Suntree (Leduc), Leduc, AB

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 8

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 April 11th, 2025 at 8:17pm MDT