

Courtesy Of Francine Allan Of Maxwell Heritage Realty

## **\$399,800 - 323 Sheridan Way, Leduc**

MLS® #E4438617

**\$399,800**

3 Bedroom, 2.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Discover Suntree, Where Family Life Thrives! This Thoughtfully Designed Community Offers Professionally Planned Parks, Connecting Pathways & A Serene Pond. Nestled On A Quiet Street, You're Steps Away From Knie Park & A K-9 Public School – Convenience Redefined! Step Inside This 1600+ Sq Ft Home Featuring An Open-Concept Layout With A Bright Main Living Area Warmed By A Gas Fireplace. Natural Light Floods The Space, Highlighting The Rich Hardwood & Contemporary Tile Flooring. The Fun, Stylish Kitchen Impresses With Upgraded, High-Gloss, Soft-Close Cabinetry, Quartz Counters And A Sleek Tile Backsplash. Enjoy The Outdoors From Your Front Veranda Or The Large, Multi-Tiered Deck (Partially Covered By An Extended Roof Overhang) In The Backyard. With Back Alley Access And A Concrete Parking Pad. Looking For Future Potential? The Unfinished Basement Boasts A Separate Side Entrance, Ideal For A Secondary Suite. Recently Professionally Painted And Ready For You To Move In! (Some photos have been virtually staged)



Built in 2014

### **Essential Information**

MLS® # E4438617

Price \$399,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,604
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	323 Sheridan Way
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R9

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Front Porch, Smart/Program. Thermostat, Vinyl Windows
Parking	Parking Pad Cement/Paved, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garburator, Microwave Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped,

Park/Reserve, Playground Nearby, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 26th, 2025

Days on Market 9

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 June 4th, 2025 at 12:33pm MDT