

\$435,000 - 91 Snowbird Crescent, Leduc

MLS® #E4424891

\$435,000

3 Bedroom, 2.50 Bathroom, 1,534 sqft
Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Stunning fully finished home in Suntree with 3 beds and 2.5 baths! Out front, you have a large covered veranda. Stepping inside, youâ€™re welcomed by a spacious entryway leading to an open main floorâ€”featuring a bright living room, a generous dining nook overlooking the backyard, and a huge kitchen with granite countertops, ample cupboards, and a corner pantry. A convenient half bath completes this level. Upstairs boasts a laundry area, three sizable bedrooms, and a full bath. The primary suite offers a huge walk-in closet and a private ensuite. The finished basement is built for entertaining, complete with a rec room and wet bar. The HWT was just replaced in 2024. Enjoy the fully fenced backyard with a large deck and a double detached garage with back alley access. Located near playgrounds, walking trails, and schoolsâ€”this home has it all!

Built in 2008

Essential Information

MLS® #	E4424891
Price	\$435,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,534
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	91 Snowbird Crescent
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0H6

Amenities

Amenities	Deck
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 10th, 2025

Days on Market 3

Zoning Zone 81

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