

# \$449,900 - 74 Strawberry Lane, Leduc

MLS® #E4433100

## \$449,900

3 Bedroom, 2.50 Bathroom, 1,532 sqft  
Single Family on 0.00 Acres

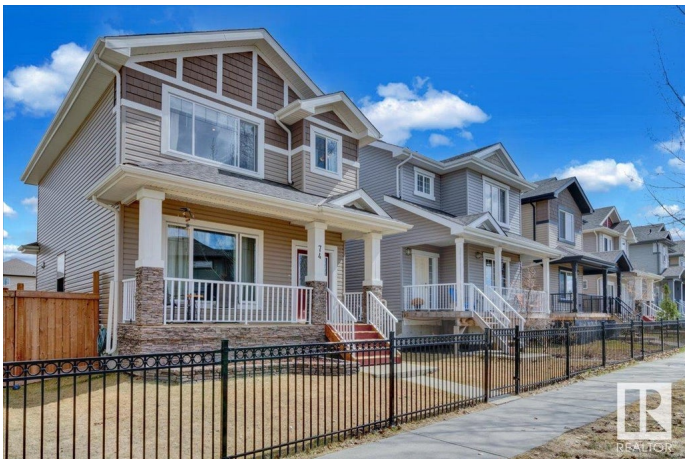
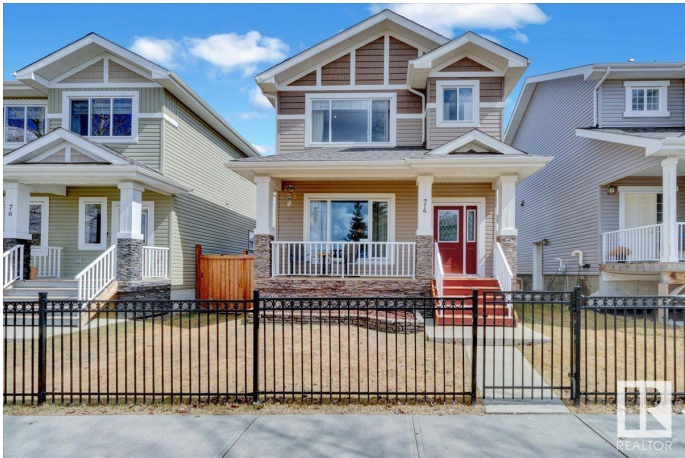
Suntree (Leduc), Leduc, AB

Welcome to this beautifully maintained 3 bedroom, 2.5 bath home perfectly situated right across from a private greenspace on Knie Park. Whether you're relaxing on the front porch with a coffee or watching the kids play, this location offers the best of both comfort and convenience. Inside, youâ€™ll love the bright, open concept living space and modern kitchen complete with stainless steel appliances. Upstairs features three spacious bedrooms, including a primary with a walk-in closet. The laundry is conveniently located on the upper level. The basement is partially finished and includes a den, rec room and a bathroom rough-in. This home features A/C, a separate entrance and a heated double garage. This is a perfect home for a growing family!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433100  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,532     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 74 Strawberry Lane |
| Area        | Leduc              |
| Subdivision | Suntree (Leduc)    |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 8R6            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Front Porch, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Heated                             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 1                |

## Zoning

## Zone 81

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Listing information last updated on April 28th, 2025 at 4:02pm MDT