

## \$409,900 - 97 Sandalwood Place, Leduc

MLS® #E4437947

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this 2-story home in the desirable Suntree subdivision in Leduc. Located close to shopping, Leduc Common, Ohpaho Secondary School, West Haven Public School and all of Leduc's amenities. A perfect investment! The 2-storey offers over 1,450 SQFT of upgraded living space. Featuring 3 bedrooms, 3 bathrooms, expansive yard offering endless possibilities for outdoor activities, gardening, or enjoying the green space. Your own personal oasis! Perfect for entertaining with family or friends! Shed included, giving you space to store all your outdoor gear. Inside you'll find a well-designed main floor, fresh and clean kitchen, dining area, living room and a 2-piece bathroom. Premium finishes throughout, including engineered hardwood, quartz countertops, stainless steel appliances, and a cozy gas fireplace—ideal for relaxing or entertaining. Upstairs, is a spacious primary suite with a 4-piece ensuite and a walk-in closet, plus 2 additional bedrooms on the upper level provide room for a growing family.

Built in 2016

### Essential Information

MLS® # E4437947

Price \$409,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	97 Sandalwood Place
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1C4

### Amenities

Amenities	Deck, Hot Water Natural Gas, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	26
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 17th, 2025 at 5:47am MDT