

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

MLS® #E4433100

**\$449,900**

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

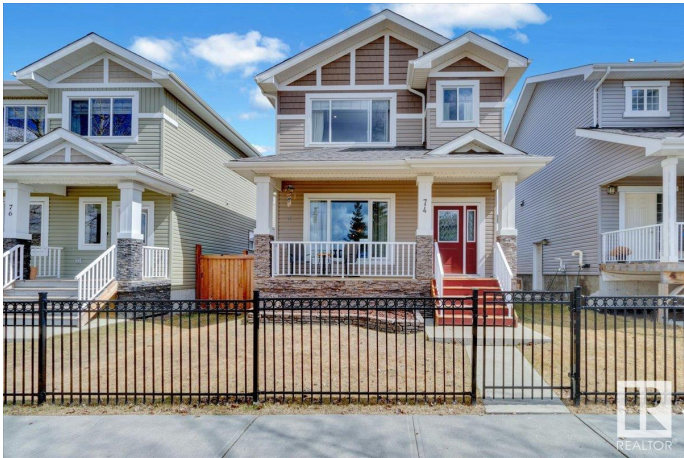
Suntree (Leduc), Leduc, AB

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	3

## Zoning

## Zone 81

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Listing information last updated on April 30th, 2025 at 12:32pm MDT