

## \$575,000 - 3 Sandalwood Place, Leduc

MLS® #E4446681

**\$575,000**

3 Bedroom, 2.50 Bathroom, 2,414 sqft  
Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

2443 sqft 2-storey home, nestled in the desirable neighbourhood of Suntree! Step inside to an inviting open-concept main flr featuring A/C, rich eng hrdwd flooring, & living room w/ stacked stone FP & soaring 2 storey ceiling emphasizing the dramatic height & natural light. The kitchen is a chef's dream w/ granite counters, rich cabinetry, S/S appliances, & W-T pantry that leads to the mudroom/ main flr laundry. A bright office/den offers the ideal space for work. Upstairs, you'll love the spacious bonus room—perfect for movie nights. The stunning primary suite features vaulted ceilings, W-I closet & luxurious 5pc spa ensuite complete w/ dual sinks, soaker tub, & separate shower. 2 more generously sized bedrooms & full bath complete the upper level. Enjoy sunny days in your south-facing backyard w/ deck & fireplace—perfect for summer BBQs. The basement is ready for your personal touch & future development. Located just steps from the park (future school site), the perfect home for your growing family!

Built in 2014

### Essential Information

MLS® #	E4446681
Price	\$575,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,414
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3 Sandalwood Place
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1C2

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	2
Zoning	Zone 81

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Listing information last updated on July 11th, 2025 at 1:33pm MDT