

## \$449,000 - 22 Spruce Boulevard, Leduc

MLS® #E4426819

**\$449,000**

3 Bedroom, 3.50 Bathroom, 1,257 sqft  
Single Family on 0.00 Acres

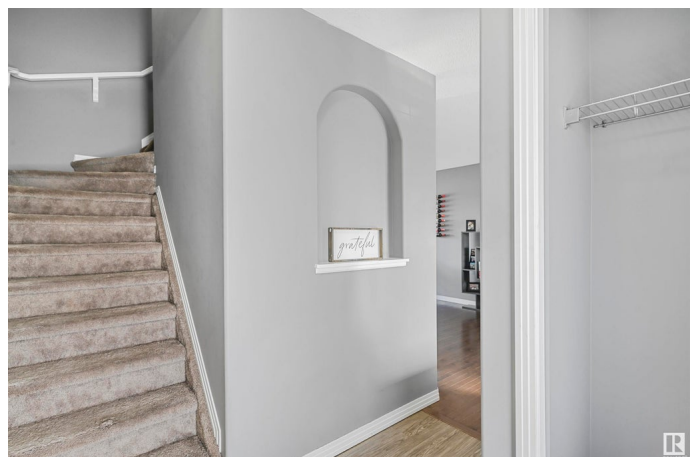
Suntree (Leduc), Leduc, AB

A must to see!!! Pride of ownership throughout this great 2 storey home with front veranda and located across the street from a greenspace!! You will love the bright and spacious open main floor, perfect for entertaining!! The chef in the family will enjoy the kitchen with stainless steel appliances, corner pantry and large nook with patio door to private fenced backyard with gorgeous limestone patio area. Upstairs has 3 bedrooms with the primary room offering a walk-in closet and a 3 piece ensuite as well as convenient laundry. Basement is partially finished with a separate entrance, 3 piece bathroom, family room and storage! Other features include hardwood flooring, double detached garage!! Don't miss seeing this great home in a family friendly neighbourhood!

Built in 2012

### Essential Information

MLS® #	E4426819
Price	\$449,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,257
Acres	0.00



Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22 Spruce Boulevard
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0W4

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	16

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 April 6th, 2025 at 8:47pm MDT