

## \$189,900 - 1158 Aspen Drive, Leduc

MLS® #E4437247

**\$189,900**

3 Bedroom, 2.00 Bathroom, 1,510 sqft

Land Lease Community on 0.00 Acres

Suntree (Leduc), Leduc, AB

**TWO LIVING ROOMS! DOUBLE PARKING PAD! FUNCTIONAL LAYOUT!** This 1509 sq ft 3 bed, 2 bath home is a great layout for those needing extra living space. Lighter toned walls, cabinets, & flooring with a vaulted ceiling creates a welcoming & homey feel! Open concept living unites the space, w/ large kitchen / dining / living room connected for entertaining. Primary bedroom w/ walk in closet & 4 pce bath. Additional living room for the kid's play space / home office, 4 pce bath, & 2 more bedrooms. Laminate flooring in the living spaces, lino in kitchen & bathrooms, carpet in bedrooms. Spacious deck for summer BBQs & relaxing. Two sheds in the yard for storage; no neighbours directly behind either! A great starter home or for those downsizing; welcome to Suntree!

Built in 2007

### Essential Information

MLS® #	E4437247
Price	\$189,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,510
Acres	0.00
Year Built	2007



Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1158 Aspen Drive
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R2

### Amenities

Parking	2 Outdoor Stalls
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### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	May 18th, 2025
Days on Market	36
Zoning	Zone 81

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Listing information last updated on June 23rd, 2025 at 12:32pm MDT