

## \$225,000 - 4002 Aspen Way, Leduc

MLS® #E4445567

### \$225,000

3 Bedroom, 2.00 Bathroom, 1,478 sqft  
Land Lease Community on 0.00 Acres

Suntree (Leduc), Leduc, AB

You can have it all! Consider this 1477 sq ft modular built bungalow with double detached garage in Aspen Creek Leduc! Handsome home with veranda where you can watch the sunrise with a cup of coffee. Inside you will discover a good sized foyer with double closet and plenty of room for a "boot bench". Grand living room can accommodate all your comfy furniture. Spacious kitchen features a walk-in pantry so you can stock up on food. Lots of counters and cabinetry so you can set up the kitchen your way. Nifty box bay window is perfect for plants or your favorite artsy knick knack. Serve delicious meals to your family and friends in the bright dining area featuring a built-in china cabinet. For barbecues and relaxation, there is easy access to the raised 10'x16' deck with cool power awning! Huge owners' suite has 3 piece bath and walk-in closet. Two more bedrooms, a 4 piece and main floor utility/laundry room complete this fine home. New (2024) central air conditioning! Insulated and lined 24' x 24' garage.

Built in 2006

### Essential Information

MLS® #	E4445567
Price	\$225,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,478
Acres	0.00
Year Built	2006
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4002 Aspen Way
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

### **Exterior**

Exterior	Modular
Construction	Modular
Foundation	Block

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	Zone 81

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