

# \$150,000 - 1174 Aspen Drive, Leduc

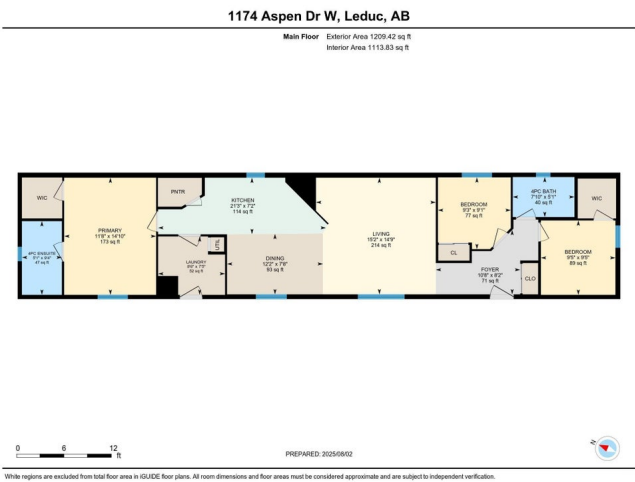
MLS® #E4451094

**\$150,000**

3 Bedroom, 2.00 Bathroom, 1,209 sqft  
Land Lease Community on 0.00 Acres

Suntree (Leduc), Leduc, AB

3-bedroom home in Aspen Creek with so many great features! The spacious living room offers impressive vaulted ceilings and built-in cabinetry, flowing into an open-concept kitchen and dining area—ideal for entertaining. The kitchen is bright and functional with contemporary oak cabinets, a walk-in pantry, and space for a full-sized table. The large primary suite includes a walk-in closet and 4-piece ensuite. Two additional bedrooms share a 4-piece main bath. Outside, enjoy a large fenced yard, patio, two garden sheds, and a custom deck with built-in bench seating. Needs some carpet and paint but priced to move. Quick possession available!



Built in 2006

## Essential Information

MLS® #	E4451094
Price	\$150,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,209
Acres	0.00
Year Built	2006
Type	Land Lease Community
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	1174 Aspen Drive
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R2

### Amenities

Parking	Parking Pad Cement/Paved
---------	--------------------------

### Interior

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

### Exterior

Exterior	Wood
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	August 3rd, 2025
Days on Market	6
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 August 9th, 2025 at 4:02pm MDT