

## \$250,000 - 1123 Aspen Drive, Leduc

MLS® #E4452326

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,439 sqft

Land Lease Community on 0.00 Acres

Suntree (Leduc), Leduc, AB

Seeking an affordable home? What about an O/S Garage? Located in Aspen Creek, this beautiful Dbl wide home has open concept with Lrg kitchen area, corner pantry, tons of cupboards, newer stainless appliances, brand new laminate flooring in the entire home, plus very spacious living room, this is a nice, classy home! The dining area is spacious, also at the side door is an additional "pantry" setting, plus a HUGE enclosed laundry, enough room for a lrg deep freeze if you choose. The primary bedroom is amazing, you can fit all your king size furnishings with TONS more space, walk in closet, huge ensuite/corner jetted tub. It's huge! A second spacious bedroom, which can also be used for an office, plus 4pc main bath. Outside is a raised deck and an oversized 2 car garage which is heated and insulated with lots of lighting. Quiet community with walking paths near by. Come check it out!

Built in 2007

### Essential Information

MLS® #	E4452326
Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,439



Acres	0.00
Year Built	2007
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1123 Aspen Drive
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	August 10th, 2025
Days on Market	4
Zoning	Zone 81

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