

## \$449,900 - 10 Snowhills Court, Leduc

MLS® #E4454141

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,583 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

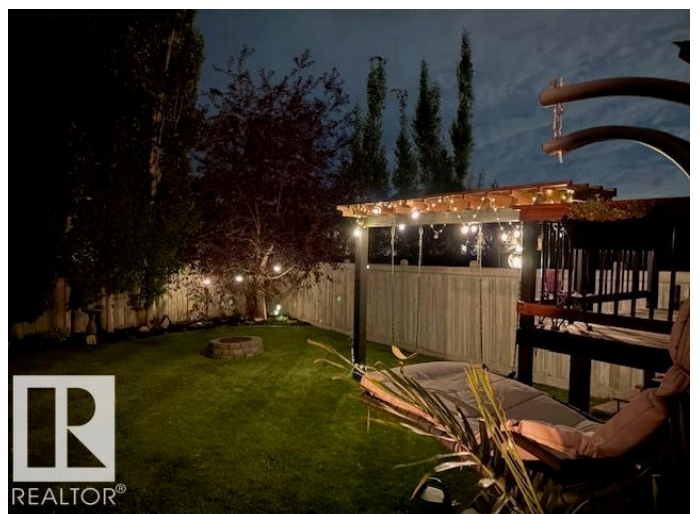
Don't miss this one! Over 1580 sq ft of living space, 4 bedrooms, 2.5 baths, o/s double detached garage, TONS of UPGRADES & a HUGE PRIVATE YARD. New house shingles (2025), Kitchen(2023), washer & dryer(2024), dishwasher & microwave(2024), water tank(2023), spray foam insulation in attic(2024), upstairs bathtub & tiles(2024), privacy walls on deck(2023) interior lighting(2023) This beauty is located in a crescent making traffic minimal. Enjoy relaxing on the front porch after a long day. Entering the home is a good size den/office. The kitchen/living area is an open concept making entertaining easy! Lots of room for family gatherings and entertaining. Granite counters, pantry and sit up bar for extra space for guests. Huge windows allow natural light throughout the home & views of the yard. The deck has a gas hookup for BBQ's. Upstairs the master is a good size with a walkin closet & 4 piece ensuite. 2 more bedrooms & 4 piece bath finish this level. The basement has a 4th bedroom. Welcome Home!!

Built in 2007

### Essential Information

MLS® # E4454141

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,583                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10 Snowhills Court |
| Area        | Leduc              |
| Subdivision | Suntree (Leduc)    |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 0H6            |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized                                 |

### 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 | Airport Nearby, Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Vinyl                                     |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 81           |

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Listing information last updated on August 24th, 2025 at 6:02pm MDT