

\$425,000 - 309 Sheridan Way, Leduc

MLS® #E4443836

\$425,000

3 Bedroom, 2.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this bright, original-owner custom home on a quiet street in Suntree.

Thoughtfully designed with 9' ceilings on both the main and basement levels, this exceptionally well-maintained home features quartz countertops throughout, upgraded appliances, soft-close maple cabinetry, a tile backsplash, and built-in closet shelving in all bedrooms. The spacious kitchen includes a center island and a pantry with wood shelving, opening to a generous dining area and living room with a gas fireplace and added pot lights throughout. The main floor also offers a welcoming front entry, 2-pc bath, laundry room, side entrance, and a charming front porch. Upstairs are three well-sized bedrooms, a full bath, and a large primary suite with a walk-in closet and ensuite featuring a glass and tile shower. The landscaped yard includes a covered two-tier deck with maintenance-free railing, stone accents, back-alley access, and a 12x10 maintenance-free shed. The basement is unspoiled and ready for your future development.



Built in 2013

Essential Information

MLS® # E4443836

Price \$425,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,604
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	309 Sheridan Way
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R9

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Asphalt, Vinyl
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Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 23rd, 2025
Days on Market	18
Zoning	Zone 81

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Listing information last updated on July 11th, 2025 at 2:32pm MDT