

\$409,900 - 313 Sheridan Way, Leduc

MLS® #E4431634

\$409,900

4 Bedroom, 3.50 Bathroom, 1,490 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this beautiful 2-storey home, perfectly situated on a quiet street in the heart of Suntree. With great curb appeal & plenty of parking, this home checks all the boxes for comfort, style & functionality. The chef-inspired kitchen features quartz countertops, stainless steel appliances & elegant maple cabinetry, creating the perfect space for both everyday living & entertaining. Enjoy cozy nights in the spacious family room with large window & gas fireplace, while upgraded finishing details, including engineered hardwood floors & custom blinds, elevate the home's interior appeal. Upstairs, the primary suite offers a walk-in closet & a modern 3pc ensuite, while 2 add'l bedrooms & a full bath complete the upper level. The fully finished basement adds incredible value with a large rec room, 4th bed & 3pc bath—perfect for guests, teens, or a home office. Step outside to a spacious backyard featuring a large deck—perfect for summer BBQs! Close to Suntree Pond & several parks, this home is a must see!

Built in 2014

Essential Information

MLS® # E4431634

Price \$409,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,490 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 313 Sheridan Way |
| Area | Leduc |
| Subdivision | Suntree (Leduc) |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8R9 |

Amenities

| | |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Dog Run-Fenced In, Hot Water Natural Gas |
| Parking | Parking Pad Cement/Paved, Rear Drive Access |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 4 |
| 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 April 22nd, 2025 at 6:47am MDT