

Courtesy Of Francine Allan Of Maxwell Heritage Realty

\$399,800 - 323 Sheridan Way, Leduc

MLS® #E4438617

\$399,800

3 Bedroom, 2.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Discover Suntree, Where Family Life Thrives! This Thoughtfully Designed Community Offers Professionally Planned Parks, Connecting Pathways & A Serene Pond. Nestled On A Quiet Street, You're Steps Away From Knie Park & A K-9 Public School – Convenience Redefined! Step Inside This 1600+ Sq Ft Home Featuring An Open-Concept Layout With A Bright Main Living Area Warmed By A Gas Fireplace. Natural Light Floods The Space, Highlighting The Rich Hardwood & Contemporary Tile Flooring. The Fun, Stylish Kitchen Impresses With Upgraded, High-Gloss, Soft-Close Cabinetry, Quartz Counters And A Sleek Tile Backsplash. Enjoy The Outdoors From Your Front Veranda Or The Large, Multi-Tiered Deck (Partially Covered By An Extended Roof Overhang) In The Backyard. With Back Alley Access And A Concrete Parking Pad. Looking For Future Potential? The Unfinished Basement Boasts A Separate Side Entrance, Ideal For A Secondary Suite. Recently Professionally Painted And Ready For You To Move In! (Some photos have been virtually staged)



Built in 2014

Essential Information

MLS® # E4438617

Price \$399,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,604
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	323 Sheridan Way
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R9

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Front Porch, Smart/Program. Thermostat, Vinyl Windows
Parking	Parking Pad Cement/Paved, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garburator, Microwave Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped,

Park/Reserve, Playground Nearby, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 26th, 2025

Days on Market 13

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 June 8th, 2025 at 4:06am MDT