

## \$575,000 - 3 Sandalwood Place, Leduc

MLS® #E4446681

### \$575,000

3 Bedroom, 2.50 Bathroom, 2,414 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

2443 sqft 2-storey home, nestled in the desirable neighbourhood of Suntree! Step inside to an inviting open-concept main flr featuring A/C, rich eng hrdwd flooring, & living room w/ stacked stone FP & soaring 2 storey ceiling emphasizing the dramatic height & natural light. The kitchen is a chef's dream w/ granite counters, rich cabinetry, S/S appliances, & W-T pantry that leads to the mudroom/ main flr laundry. A bright office/den offers the ideal space for work. Upstairs, you'll love the spacious bonus room—perfect for movie nights. The stunning primary suite features vaulted ceilings, W-I closet & luxurious 5pc spa ensuite complete w/ dual sinks, soaker tub, & separate shower. 2 more generously sized bedrooms & full bath complete the upper level. Enjoy sunny days in your south-facing backyard w/ deck & fireplace—perfect for summer BBQs. The basement is ready for your personal touch & future development. Located just steps from the park (future school site), the perfect home for your growing family!

Built in 2014

### Essential Information

MLS® # E4446681

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,414                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3 Sandalwood Place |
| Area        | Leduc              |
| Subdivision | Suntree (Leduc)    |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 1C2            |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached                                  |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                 |
| Fireplaces        | Mantel, Stone Facing                                                                                                                                                |
| Stories           | 2                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                                    |

### Exterior

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

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 81        |

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Listing information last updated on August 2nd, 2025 at 9:31am MDT