

## \$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

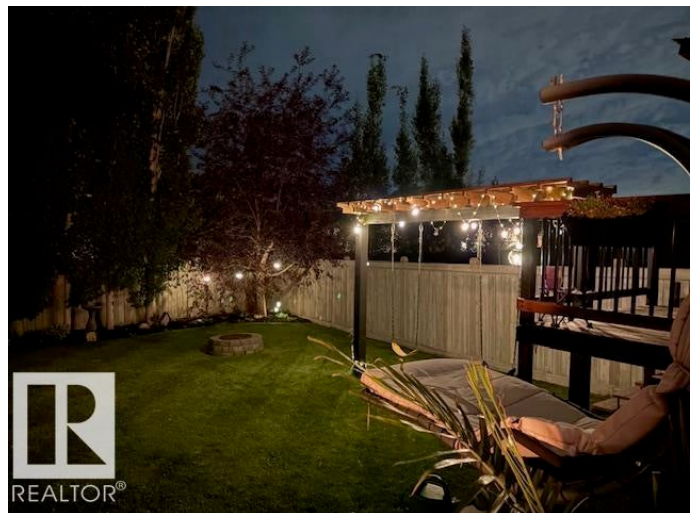
Don't miss this one! Over 1580 sq ft of living space, 4 bedrooms, 2.5 baths, o/s double detached garage, TONS of UPGRADES & a HUGE PRIVATE YARD. New house shingles (2025), Kitchen(2023), washer & dryer(2024), dishwasher & microwave(2024), water tank(2023), spray foam insulation in attic(2024), upstairs 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	2
Zoning	Zone 81

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Listing information last updated on August 23rd, 2025 at 4:17pm MDT