

## \$449,900 - 303 Sheridan Way, Leduc

MLS® #E4460066

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Just listed! This GREAT Family home located in a desirable neighborhood and is move in ready. Home features 4 Bedrooms, 2 1/2 baths, hardwood flooring, gas fireplace, central A/C for the hot summer months, island in the kitchen, and an oversized 23x25 heated garage with 9' walls with a vaulted ceiling. The back yard is fenced and landscaped with rock and turf. The large deck with access from the kitchen makes outdoor entertaining easy. The main bedroom features a 4-piece ensuite and large walk-in closet. The basement has a large rec room and bedroom. Located in the family friendly neighbourhood of Suntree with a playground in walking distance, nearby are great schools, golf course, parks and shopping.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460066  |
| Price          | \$449,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,658     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2012                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 303 Sheridan Way |
| Area        | Leduc            |
| Subdivision | Suntree (Leduc)  |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 8R9          |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | On Street Parking, Deck, Front Porch |
| Parking   | Double Garage Detached               |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Fireplace         | Yes                                                                             |
| Fireplaces        | Direct Vent                                                                     |
| Stories           | 2                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Partially Finished                                                        |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                               |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                        |

### Additional Information

Date Listed September 30th, 2025

Days on Market 20

Zoning Zone 81

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Listing information last updated on October 20th, 2025 at 6:17am MDT