

## \$475,000 - 36 Snowbird Crescent, Leduc

MLS® #E4428788

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,899 sqft  
Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this beautifully maintained Suntree home on a quiet street with no rear neighbors! The open-concept main floor features a large entrance with a built-in bench, a spacious living room with a cozy gas fireplace, and an eat-in kitchen with ample cupboard space, a raised granite island, a gas stove, and a large corner pantry. The dining nook leads to a raised deck overlooking the private backyard. A half bath and laundry room complete the main level. Upstairs, enjoy a bright bonus room with high ceilings, three generous bedrooms, and a full bath. The oversized primary suite boasts a massive walk-in closet and a spa-like ensuite with a jetted tub and a separate shower. The unfinished basement is ready for your personal touch! Located near schools, walking paths, playgrounds, and Suntree Pond, this home is perfect for any family.

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428788  |
| Price      | \$475,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,899                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 36 Snowbird Crescent |
| Area        | Leduc                |
| Subdivision | Suntree (Leduc)      |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0H6              |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Landscaped, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

Date Listed April 3rd, 2025

Days on Market 29

Zoning Zone 81

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