

\$395,000 - 97 Sunrose Lane, Leduc

MLS® #A2122184

\$395,000

3 Bedroom, 3.00 Bathroom, 1,356 sqft

Residential on 0.09 Acres

Suntree, Leduc, Alberta

Home Sweet Home! This home has everything a family could want; starting with the pride of ownership beaming throughout, an outdoor multipurpose greenspace/oasis in the front and a wonderful backyard entertainment space. This lovely 3-bedroom, 3-bathroom family home is nestled onto Knie Park which offers a picturesque view. Enjoy the scenic greenspace from the front veranda with convenient access to the trails and steps away from the playground to give endless hours of outdoor enjoyment for the whole family. Stepping inside you are greeted with the heart of the home, a generous size kitchen & dining area. This kitchen gives you plenty of light, an abundance of counter-space, S/S appliances plus lots of storage. There is a handy 2 piece bathroom sitting next to your designated laundry area and closets for further storage. The bright living room has a cheery atmosphere where you can admire your front views and the perfect place to unwind. To your upper level you have a large primary bedroom with a grand walk-in closet. Completing the level is another massive bedroom, a 3rd bedroom and your 4 piece bathroom. Continuing to your basement, we have your 3rd bathroom which is always an added value in addition to a massive space to complete into the layout that works best for your families needs. The property is fully fenced, with 4 garden boxes, along with minimal duties in your low maintenance yard just so you can have more time spent to sit



back on the large deck to soak up all of our warmer weather. Onto our colder months, you will surely appreciate the double car garage to stow your vehicles and lots of additional storage. You are in close proximity to nearby schools, countless amenities plus just a short drive to the airport, Nisku & Edmonton. This home is sure to complete your wishlist!

Built in 2005

Essential Information

MLS® #	A2122184
Price	\$395,000
Sold Price	\$390,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,356
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	97 Sunrose Lane
Subdivision	Suntree
City	Leduc
County	Leduc
Province	Alberta
Postal Code	T9E 8R8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached

Interior



Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Gazebo, Landscaped, Private
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	May 4th, 2024
Days on Market	12
Zoning	RLN
HOA Fees	0.00

Listing Details

Listing Office	Royal Lepage Rose Country Realty
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.