

## \$469,900 - 307 Sheridan Way, Leduc

MLS® #E4438637

**\$469,900**

4 Bedroom, 3.50 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

FINISHED BASEMENT, FRESH PAINT, DETACHED GARAGE! Welcome to this stylish 1,600 sq ft two-storey home in the desirable community of Suntree. The main floor offers a spacious front foyer with a large coat closet, an open-concept living room with fireplace, and a modern kitchen featuring stainless steel appliances, a walk-in pantry, and patio doors leading to the back deck. A formal dining room and convenient half bath complete the main level. Upstairs, the primary bedroom includes a walk-in closet and a spa-like 4-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and upstairs laundry add comfort and convenience. The fully finished basement features a large family room, another full bathroom, and a fourth bedroom—perfect for guests or extra living space. Outside, enjoy a private yard and a double detached garage. A perfect family home in a great location close to parks, schools, and amenities!

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438637  |
| Price      | \$469,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,610                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 307 Sheridan Way |
| Area        | Leduc            |
| Subdivision | Suntree (Leduc)  |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 8R9          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Front Porch |
| Parking   | Double Garage Detached                              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed May 26th, 2025

Days on Market 52

Zoning Zone 81

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Listing information last updated on July 17th, 2025 at 9:02pm MDT