

## \$475,000 - 70 Strawberry Lane, Leduc

MLS® #E4434770

**\$475,000**

4 Bedroom, 3.50 Bathroom, 1,355 sqft  
Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Whether you live here or you invest here - you're going to LOVE it here! Offering a lovely location along a beautiful park, gorgeous finishes like hardwood floors and quartz counters throughout, a LEGAL SUITE w/separate entrance, AND an affordable price tag...what more could you want? A double garage? It has that too! Welcome to 70 Strawberry Lane, a great place for new beginnings and smart investments. Step inside to find an open layout, w/hardwood floors throughout the main level. There is plenty of sleek quartz-topped cabinetry in the kitchen, complete w/an island and SS appliances. The mud rm/laundry area at the back of the home leads out to the deck, yard, and double detached garage. Upstairs there are 3 bdrms incl. a large Primary suite w/a view to the greenspace out front. You'll love the gorgeous ensuite, featuring an oversized walk-in shower. The bsmt offers a fully contained 1 bdrm legal suite, a great mortgage helper if you opt to rent it out. Why wait? Opportunity knocks on Strawberry Lane!

Built in 2016

### Essential Information

MLS® #	E4434770
Price	\$475,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,355
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	70 Strawberry Lane
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R6

### Amenities

Amenities	Deck, Front Porch, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Level Land, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 6th, 2025
Days on Market	3
Zoning	Zone 81

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