

\$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 31
Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on May 4th, 2025 at 5:02am MDT