

## \$409,900 - 99 Sandalwood Place, Leduc

MLS® #E4423662

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,464 sqft  
Single Family on 0.00 Acres

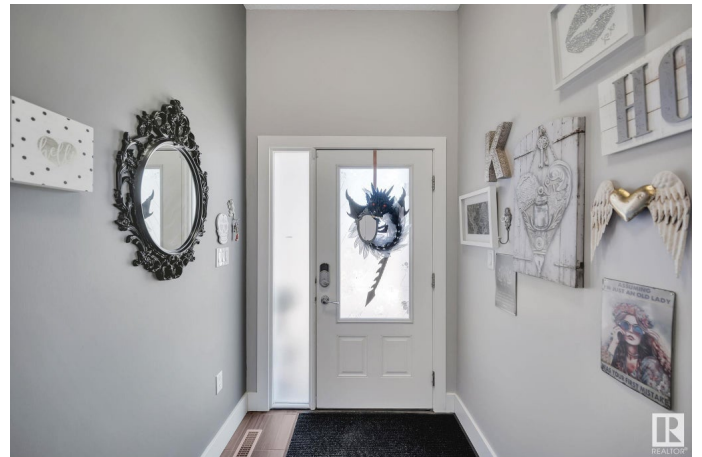
Suntree (Leduc), Leduc, AB

Fantastic immaculate 1,460 + sq. ft. duplex nestled in the desirable community of Suntree! This beautifully Air conditioned 3-bedroom home W/Open loft must be seen! 3 spacious bedrooms, 2.5 baths, with warm hardwood thru out! Single attached garage surrounded by parks, schools, playgrounds, and scenic walking trails. This open-concept layout offers a spacious living and dining areas. Corner gas fire place. The modern kitchen features stainless steel appliances, beautiful quartz countertops, and sleek white cabinetry, W/ a stylish tiled backsplash & deep pantry. Huge Main floor laundry room w/ cabinets & 2 pce bathroom. Upstairs is a Master bedroom W/ 4 pcs ensuite 2 bedrooms all with French door closets! 4-piece bathroom & open loft. Full unspoiled basement to be finished your way! Big, fully fenced well-manicured yard W/ 8â€™™ X 8â€™™ deck perfect for summer BBQs, pets. Minutes from schools, shopping, public transportation, and Leduc Common.

Built in 2016

### Essential Information

MLS® #	E4423662
Price	\$409,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	99 Sandalwood Place
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1C3

### **Amenities**

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Landscaped, Level Land, Paved Lane, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	10
Zoning	Zone 81

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Listing information last updated on March 12th, 2025 at 6:32pm MDT