

## \$519,900 - 45 Sandalwood Place, Leduc

MLS® #E4457541

### \$519,900

3 Bedroom, 2.50 Bathroom, 1,811 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

This amazing property in Suntree is exactly what you need in a new home!! This 1811 sqft, 3 bedroom, 2.5 bathroom home has had no expense spared when building. The main floor is spacious with a large open concept dining room, kitchen and living room area with an abundance of windows that allows the natural light to light up the entire main level. The dark cabinetry with the sparkling granite is esthetically pleasing and the kitchen is spacious with ample amounts of counter space and storage. The living room has a gorgeous electric corner fireplace to cozy up to in the cooler months. The main floor has a 2 piece bathroom and off the dining area you can access the back yard and gorgeous composite deck! They back yard is a fully landscaped, tranquil setting to enjoy the firepit, deck and yard! On the upper level you have a large bonus room, 2 bedrooms with a nice jack and jill bathroom connecting them, upstairs laundry and a phenomenal primary suite with massive walk in closet and spacious 5 pc ensuite

Built in 2016

### Essential Information

MLS® # E4457541

Price \$519,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,811                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 45 Sandalwood Place |
| Area        | Leduc               |
| Subdivision | Suntree (Leduc)     |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 1C2             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Fire Pit         |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | 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                                                                                                                |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                          |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 43                   |
| Zoning         | Zone 81              |

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