

## \$569,000 - 2 Anderson Court, Leduc

MLS® #E4456989

**\$569,000**

4 Bedroom, 3.00 Bathroom, 1,384 sqft

Single Family on 0.00 Acres

Leduc Estates, Leduc, AB

ABSOLUTELY STUNNING home in the prestige neighborhood of Leduc Estates. WOW, must see this lot/yard, beautiful newly landscaped, fruit tree/shrubs, & the PATIO, gorgeous stamped concrete, huge deck! Tons of modern upgrades, rich hardwood floors on main level, lrg living room, huge bright kitchen, gorgeous windows, tons of natural light, newer countertops, new (rare) white composite sink, new inside doors & spacious dining area. 4 bedrooms, 3 bathrooms, fully finished with tons of storage! The upper level has a master suite is c/w new flex room, a lrg ensuite, picturesque windows, plus another bedroom & full 5pc bath, newly renovated. A cozy family room with free standing gas fireplace, 2 more generously sized bedrooms, another renovated bathroom, plus huge laundry space & TONS of storage. This is a must see, Fred John's park/reservoir a couple steps away, quiet, mature sought-after neighborhood! Dbl heated garage, 220amp, newer furnace/HWT, roof & R60 insulation, all major renos complete! Move in ready!

Built in 1977

### Essential Information

MLS® # E4456989

Price \$569,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,384                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2 Anderson Court |
| Area        | Leduc            |
| Subdivision | Leduc Estates    |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 5H3          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, See Remarks      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Fireplace         | Yes                                                                                                              |
| Fireplaces        | Freestanding                                                                                                     |
| Stories           | 3                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Finished                                                                                                   |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood                                                              |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground |

|              |                    |
|--------------|--------------------|
|              | Nearby, Schools    |
| Roof         | Asphalt Shingles   |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 81              |

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Listing information last updated on September 13th, 2025 at 3:32pm MDT