

# \$497,600 - 7 Snowbird Cres, Leduc

MLS® #E4462184

## \$497,600

4 Bedroom, 3.50 Bathroom, 1,588 sqft  
Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to suntree, Leduc - over 2100sq feet living space . 4 bed 3.5 bath, FINISHED BASEMENT with PROJECTOR ,WALL MOUNTED SCREEN and surround SOUND SYSTEM , HEATED OVERSIZED GARAGE with SIDE DOOR and EPOXY FLOORING , AC , NEW FLOORING , NEWER APPLAINCES and HOT WATER TANK. This home blends comfort, style, and functionality â€” ideal for families, entertainers, or anyone looking for a move-in-ready gem in a sought-after neighborhood. Located in the heart of Suntree, Leduc, close to parks, schools, and amenities.

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4462184               |
| Price          | \$497,600              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,588                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7 Snowbird Cres |
| Area        | Leduc           |
| Subdivision | Suntree (Leduc) |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 0H5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Projector, Garage Heater, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories           | 3                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Log, Vinyl         |
| Exterior Features | Schools            |
| Roof              | Asphalt Shingles   |
| Construction      | Log, Vinyl         |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 10                 |
| 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 October 25th, 2025 at 10:03am MDT