

## \$210,000 - 4000 Aspen Way, Leduc

MLS® #E4449672

### \$210,000

3 Bedroom, 2.00 Bathroom, 1,438 sqft  
Land Lease Community on 0.00 Acres

Suntree (Leduc), Leduc, AB

Attractive three bedroom bungalow in desirable Aspen Creek land lease community. You can have it all! Top 10 benefits of life in Leduc's best kept secret: 1. Affordable private residence with fenced yard for your pets' and kids' enjoyment. 2. Huge kitchen with lots of cabinets and counter space to cook your way. 3. Expansive dining area where you can share delicious meals with family and friends. 4. Vaulted ceiling in grand living room with room for your sectional sofa, comfy recliners, end tables, ottoman, big screen TV and more! 5. King size owners' suite with walk-in closet and three piece ensuite. There even a place for a reading lamp and chair! 6. Other end has two good size bedrooms and a full 4 piece bath to ensure everyone is happy. 7. Convenient laundry room offers storage, freezer area and includes washer and dryer. 8. Back porch and front foyer with good closet space. 9. Super-sized storage shed for all your outdoor toys and accessories. 10. Two vehicle parking pad. Bonus Fun Community Centre!

Built in 2005

### Essential Information

MLS® #	E4449672
Price	\$210,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,438
Acres	0.00
Year Built	2005
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4000 Aspen Way
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P9

### Amenities

Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Concrete Perimeter, Piling

### Additional Information

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 81

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