

\$449,900 - 303 Sheridan Way, Leduc

MLS® #E4460066

\$449,900

4 Bedroom, 2.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Just listed! This GREAT Family home located in a desirable neighborhood and is move in ready. Home features 4 Bedrooms, 2 1/2 baths, hardwood flooring, gas fireplace, central A/C for the hot summer months, island in the kitchen, and an oversized 23x25 heated garage with 9' walls with a vaulted ceiling. The back yard is fenced and landscaped with rock and turf. The large deck with access from the kitchen makes outdoor entertaining easy. The main bedroom features a 4-piece ensuite and large walk-in closet. The basement has a large rec room and bedroom. Located in the family friendly neighbourhood of Suntree with a playground in walking distance, nearby are great schools, golf course, parks and shopping.

Built in 2012

Essential Information

MLS® #	E4460066
Price	\$449,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.00



Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	303 Sheridan Way
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R9

Amenities

Amenities	On Street Parking, Deck, Front Porch
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 30th, 2025

Days on Market 27

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 27th, 2025 at 9:17pm MDT