

## **\$185,000 - 1133 Aspen Drive, Leduc**

MLS® #E4460952

**\$185,000**

3 Bedroom, 2.00 Bathroom, 1,217 sqft

Land Lease Community on 0.00 Acres

Suntree (Leduc), Leduc, AB

Tired of paying rent? IMMEDIATE possession available! This home just sparkles! Country style kitchen, spacious open dining area, large & open living room with vaulted ceilings, 3 bedrooms, including HUGE master that will fit all your King size furnishings & more, includes a large walk-in closet & 4pc ensuite! Two more very spacious & magnificent bedrooms, plus a 4pc main bathroom! This is an extremely clean home, no pets, & no smoking! Vaulted ceilings, bright with plenty of sunshine, and the best part...there is a HUGE deck to enjoy! This gorgeous home is truly an awesome floor plan & a must see! This lot include a large concrete pad & permitted to build a double garage! There have been many upgrades, including newer hot water tank, living room doors, extra insulation, includes rigid styrofoam to skirting and 100' of heat tape. Be sure to come view this gorgeous, extremely well cared for & affordable home! Matching storage shed is also included, plus all window coverings! Nothing left to do but move in!

Built in 2007

### **Essential Information**

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Price \$185,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.00
Year Built	2007
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1133 Aspen Drive
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8R2

### Amenities

Parking	Parking Pad Cement/Paved
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### Interior

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

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	October 4th, 2025
Days on Market	4
Zoning	Zone 81

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Listing information last updated on October 8th, 2025 at 1:47pm MDT