

## **\$389,854 - 64 Sandalwood Place, Leduc**

MLS® #E4461309

**\$389,854**

3 Bedroom, 2.50 Bathroom, 1,470 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

BACKING ONTO the PARK, beautiful 1470 sq ft 2 storey with 3 bedrooms, 2.5 baths, 9 ft ceilings on main floor and basement, quartz counter tops throughout. Front entry is a comfortable size and has ceramic tile & large closet. Rear entry from garage with laundry , bench and cupboards. Kitchen features cabinetry all the way to the top of the 9 ft ceiling, walk in pantry, lots of quartz counter space and SS appliance package (new fridge Oct. 15). Living room has gas fire place with tile surround. Dining area with access to deck. Lots of natural light from the south facing windows. Upstairs features a den area with built in desk and cupboards, 3 bedrooms including primary with 4 pc ensuite and walk in closet, 4 pc main bath. Zebra blinds in bedrooms. Basement has 9 ft ceilings, high efficient furnace and hot water tank. Excellent location close to all amenities including schools, parks, shopping, restaurants and more. YOU WILL LOVE YOUR NEW HOME

Built in 2016

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4461309  |
| Price     | \$389,854 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,470         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 64 Sandalwood Place |
| Area        | Leduc               |
| Subdivision | Suntree (Leduc)     |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 1C4             |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Ceiling 9 ft., Deck, See Remarks |
| Parking Spaces | 2                                |
| Parking        | Single Garage Attached           |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Tile Surround                                                                                                                         |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                 |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 81           |

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Listing information last updated on October 15th, 2025 at 1:02pm MDT