

## \$425,000 - 200 Schubert Street, Leduc

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MLS® #E4429089

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this charming corner-lot home in family-friendly Suntree, right across from popular Knie Park! This 3-bed, 2.5-bath detached home with DOUBLE GARAGE is a perfect starter at an appealing price. The main floor features an open concept layout, laminate flooring, cozy gas fireplace, and bright kitchen with solid wood cabinets. A unique SEPARATE ENTRANCE leads to a mudroom & closet, main floor laundry, and undeveloped basementâ€™ideal for a future suite. Basement has two windows, bathroom rough-in, and bedroom framing complete. Upstairs, the primary suite offers a full ensuite & sunlit walk-in closet. Two additional bedrooms & family bath complete this level. Enjoy the comfort of newer central A/C. The garage (19â€™<sup>TM</sup>4â€™<sup>•</sup>x21â€™<sup>TM</sup>4â€™<sup>•</sup>) has electric heater and back alley access, with extra parking on the side lane. Durable Hardie board siding & large front porch add great curb appeal. A great opportunity!



Built in 2012

### Essential Information

MLS® #	E4429089
Price	\$425,000
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	200 Schubert Street
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0W4

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Low Maintenance Landscape, Playground Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	17
Zoning	Zone 81

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Listing information last updated on April 21st, 2025 at 2:02pm MDT