

## \$519,900 - 45 Sandalwood Place, Leduc

MLS® #E4457541

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,811 sqft

Single Family on 0.00 Acres

Suntree (Leduc), Leduc, AB

Stop the car—this is the one! This 1811 sqft 2-storey in beautiful Leduc perfectly blends luxury, comfort, and just the right amount of â€œwow.â€• The double attached garage protects your vehicles (and that treadmill you swear youâ€™ll use again), while the front porch is pure pumpkin-spice-latte perfection. Step inside to a bright open-concept main floor where sunlight dances across stunning finishes, dark cabinetry, granite counters, and gleaming stainless steel appliances. Upstairs boasts 3 bedrooms, a spacious bonus room, 4 piece jack and jill bathroom and a laundry room (because stairs and hampers donâ€™t mix). The primary suite? A showstopper, with a massive walk-in closet and a spa-like 5-piece ensuite made for bubble-bath escapes. Enjoy the beautifully landscaped backyard with deck that is perfect for coffee, wine, or judgment-free dance parties—no back neighbours! The basement is a blank canvas awaiting your imagination. And With the new 65th Ave overpass just minutes away prepare for a smooth commute.

Built in 2016

### Essential Information

MLS® # E4457541

Price \$519,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,811                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 45 Sandalwood Place |
| Area        | Leduc               |
| Subdivision | Suntree (Leduc)     |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 1C2             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Fire Pit         |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, 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, Stone, Vinyl                                          |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, |

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

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 65                   |
| Zoning         | Zone 81              |

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Listing information last updated on November 15th, 2025 at 10:17pm MST