

## \$131,900 - 3024 Aspen Wynd, Leduc

MLS® #E4431120

**\$131,900**

2 Bedroom, 1.00 Bathroom, 886 sqft  
Land Lease Community on 0.00 Acres

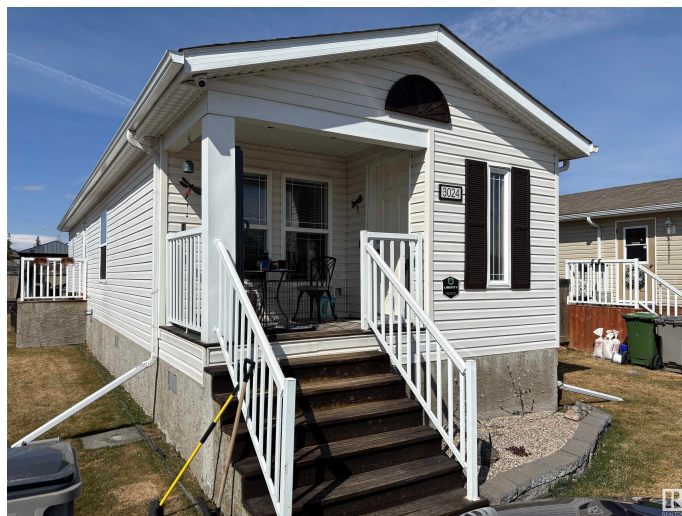
Suntree (Leduc), Leduc, AB

Welcome to Aspen Creek, a charming 886 sqft single wide modular home offering 2 bedrooms and a 4-piece main bathroom. The bright and open layout includes a spacious living room, kitchen, and dining area, with plenty of kitchen storage and a window over the sink. Enjoy the comfort of a covered front veranda with privacy screens and a double concrete parking pad. The backyard boasts a raised deck and gazebo, ideal for summer BBQs, along with a newer large shed for added storage. This carpet-free home features new laminate flooring in the primary bedroom, a recently repaired furnace with a new motherboard, a newer hot water tank, and fresh ceiling paint. Well cared for and move-in ready, this home is conveniently located near all amenities, the Edmonton International Airport, parks, schools, shopping, and golf—an excellent fit for empty nesters!

Built in 2006

### Essential Information

MLS® #	E4431120
Price	\$131,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	886



Acres	0.00
Year Built	2006
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3024 Aspen Wynd
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P9

### Amenities

Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	April 16th, 2025
Days on Market	15
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 May 1st, 2025 at 4:17am MDT