

\$249,900 - 3016 Aspen Wynd, Leduc

MLS® #E4441610

\$249,900

3 Bedroom, 2.00 Bathroom, 1,464 sqft

Land Lease Community on 0.00 Acres

Suntree (Leduc), Leduc, AB

Welcome to this beautiful modular home in the highly desirable Aspen Creek Park in Leduc. This well-maintained, one-owner home offers 3 spacious bedrooms, including a primary suite with walk-in closet and a 4-piece ensuite featuring a relaxing jacuzzi tub. The open-concept layout includes a bright living room with cozy fireplace and a large dining area—ideal for everyday living and entertaining. The functional kitchen boasts ample cabinet space and newer stainless steel appliances: gas stove (2022), dishwasher (2019), and refrigerator (2014). Vaulted ceilings enhance the open, airy feel, while central air conditioning ensures year-round comfort. Step outside to a large pie-shaped yard, a 10x12 sunroom with deck, and a hot tub for your enjoyment. Additional features include a double car garage, storage shed, and a new furnace (2021). Located in a clean, well-managed community, this lovingly cared-for home is move-in ready and offers the perfect balance of comfort, space, and convenience.

Built in 2006

Essential Information

MLS® # E4441610

Price \$249,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,464
Acres	0.00
Year Built	2006
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3016 Aspen Wynd
Area	Leduc
Subdivision	Suntree (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8P9

Amenities

Parking	Double Garage Detached
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Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes

Exterior

Exterior	Modular
Construction	Modular
Foundation	Piling

Additional Information

Date Listed	June 10th, 2025
Days on Market	6

Zoning

Zone 81

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