# \$444,900 - 85 Meadowview Drive, Leduc

MLS® #E4427085

## \$444,900

4 Bedroom, 3.00 Bathroom, 1,245 sqft Single Family on 0.00 Acres

Meadowview Park LEDU, Leduc, AB

Welcome to this fully finished home in Meadowview. Enter to the main level that holds a spacious living room, and updated kitchen with vinyl plank flooring throughout. The modern kitchen was completely re-done along with appliances within in the last 5 years and has quartz countertops. The Upper Level hosts a 4 piece bathroom, and 3 bedrooms with the largest being the primary with its own 3 piece ensuite. The Lower Level has another bedroom, 4 piece bathroom, and a family room with a brick surround fireplace. The basement has a bonus/rec room, and a large mechanical/laundry room with a brand new washing machine. A new Furnace was installed in 2020 with Air Conditioning added at the same time. The Double Attached Garage is insulated and finished. The yard is Landscaped with mature trees in the front and back for privacy. The fenced backyard has a deck and storage shed. A paved walking path is located right next to the property allowing extra space between the neighbor.

Built in 1991

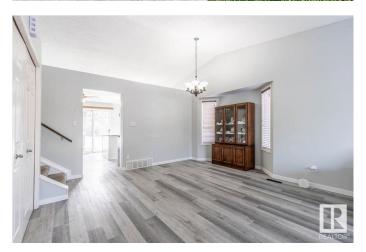
## **Essential Information**

MLS® # E4427085 Price \$444,900

Bedrooms 4







Bathrooms 3.00

Full Baths 3

Square Footage 1,245 Acres 0.00

Year Built 1991

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

## **Community Information**

Address 85 Meadowview Drive

Area Leduc

Subdivision Meadowview Park\_LEDU

City Leduc

County ALBERTA

Province AB

Postal Code T9E 4C4

## **Amenities**

Amenities Off Street Parking, On Street Parking, Air Conditioner, Deck, See

Remarks

Parking Double Garage Attached, Front Drive Access, Insulated, Parking Pad

Cement/Paved, See Remarks

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brick Facing

Stories 4

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Schools, Treed Lot, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 22nd, 2025

Days on Market 15

Zoning Zone 81

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