

\$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

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|----------|-----------|
| 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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Listing information last updated on April 6th, 2025 at 8:47am MDT