

## \$437,888 - 14 Maclaren Place, Leduc

MLS® #E4425533

**\$437,888**

3 Bedroom, 3.00 Bathroom, 1,264 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Tucked away in a prime cul-de-sac, this 1,264 sq. ft. bilevel is the perfect blend of comfort and convenience! Whether you're a growing family or a couple looking for main-level living, this 3-bed, 3-bath home checks all the boxes. Step inside to spacious, sun-filled rooms, an inviting kitchen perfect for family meals, and a fully finished basement—ideal for movie nights, hobbies, or grandkids' visits! New paint and carpet on main. You can easily add an additional 2 bedrooms in the basement. Sitting on a massive 7,500 sq. ft. pie lot, that includes RV parking, and a driveway that will accommodate 5 cars, plus 2 in the garage. Enjoy BBQs (natural gas BBQ line on rear deck, BBQ included), playtime, or just unwinding in your private backyard oasis. Don't forget about the central air for those warm summer days. Walking trails, schools, and recreation are just around the corner, plus easy access to Hwy 2 makes commuting a breeze! Don't miss out—homes like this don't last long! Quick possession available.

Built in 1991

### Essential Information

MLS® # E4425533

Price \$437,888



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,264
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	14 Maclaren Place
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6N5

### **Amenities**

Amenities	Air Conditioner, Exterior Walls- 2"x6", No Smoking Home, See Remarks
Parking Spaces	5
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Caledonia Park School
Middle	Ecole Leduc Junior High Sc
High	Leduc Composite

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	38
Zoning	Zone 81

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