

## \$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	9
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 March 31st, 2025 at 10:32am MDT