

## **\$499,000 - 21 Meadowview Drive, Leduc**

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MLS® #E4435028

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

This Beautiful 1240.87sq/ft home with a Double Attached garage shows off its Pride of Ownership Inside and Out. Up to the main level you'll be greeted by the vibrant and bright Living Room. The modern Kitchen has an Island, Corner Pantry, and is open to the Dining Room. Three Bedrooms are located on the Main floor with the Primary being the largest having its own Walk-in closet, and 4 piece Ensuite Bathroom. Another 4 piece Bathroom concludes the main level that has Hardwood and Tile throughout. The Fully Finished basement has many windows allowing in lots of natural light. The basement is made up of a Huge Family room joined to the rec room with a sitting bar, the fourth bedroom of the home, a 3 piece bathroom, and the laundry/utility room. Air conditioning is one of the many upgrades inside this beautiful home. The backyard is fenced and has a maintenance free composite deck off the patio door with the front yard having its own patio pad as well. This functional family home welcomes you to Meadowview!



Built in 2001

### **Essential Information**

MLS® # E4435028

Price \$499,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,241
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	21 Meadowview Drive
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8E4

### Amenities

Amenities	Air Conditioner, Deck, Parking-Extra
Parking	Double Garage Attached, Front Drive Access, Insulated, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	2
Zoning	Zone 81

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