

\$515,000 - 108 Mitchell Bend, Leduc

MLS® #E4443941

\$515,000

4 Bedroom, 3.50 Bathroom, 1,520 sqft
Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

ATTENTION INVESTORS! Welcome to this stunning half duplex with DOUBLE CAR ATTACHED GARAGE & LEGAL SECONDARY SUITE by Cranston Master Builder! Featuring beautiful cabinetry, an upgraded backsplash, S/S Appliances & elegant quartz countertop -the true highlights of the kitchen! The space flows effortlessly into the dining area, and spacious living room perfect for both family meals & entertainment. A convenient half bath completes the main floor. Upstairs, youâ€™ll find a spacious primary bedroom with a 5-piece ensuite. Two additional bedrooms, a full bath, & upstairs laundry finish off the upper level. The basement has a separate entrance to its very own LEGAL secondary suite! Perfect for a rent helper or to maximize your investment! Outside, enjoy the added convenience of a double detached garage! *Home is under construction. Photos are of same floorpan but not of actual home. Some finishings may differ.



THE CAMPARI

FRONT DRIVE DUPLEX

TOTAL SQUARE FOOTAGE 1,512+ sf
BEDROOMS 3 | BATHROOMS 2.5

Attached Garage

Legal Basement Suite with Separate Entrance

1

Main floor offers spacious kitchen, dining and living room.

2

Upper level features a primary bedroom with ensuite, and two additional bedrooms and bathroom.

3

Legal basement suite with separate entrance offers an additional revenue stream and potential for increased rental income.

4

Attached garage provides convenience and additional storage space.

Built in 2025

Essential Information

MLS® #	E4443941
Price	\$515,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,520
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	108 Mitchell Bend
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T2

Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 20th, 2025
Days on Market 36
Zoning Zone 81

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