

## \$485,000 - 77 Meadowview Drive, Leduc

MLS® #E4457437

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,277 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

This turnkey home is in immaculate condition and designed for both comfort and style. Step into the living room with vaulted ceilings, bay window, and a striking feature wall. The U-shaped kitchen makes cooking a joy with stainless steel appliances, dual oven induction stove, and breakfast bar. From here, walk out to your backyard oasis. A two-tier, maintenance-free deck overlooking trees, perennials, and beautiful low-maintenance landscaping. The main bedroom feels like a retreat with its custom walk-in dressing room and upgraded ensuite, while a second bedroom and modern bath complete the main floor. Downstairs offers a spacious rec room with gas fireplace, large windows, an additional bedroom, half bath with laundry, and generous storage. Located in a welcoming community with quick access to Edmonton and the airport, this home truly offers the best of lifestyle and location.

Built in 1991

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457437  |
| Price      | \$485,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,277                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 77 Meadowview Drive  |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 6N6              |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Crawl Space, Deck, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                         |
| Parking        | Double Garage Attached                                                                    |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Stove-Induction, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                       |
| Fireplaces        | Direct Vent                                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                            |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Vinyl                 |
| Exterior Features | Fenced, Landscaped, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 81              |

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Listing information last updated on September 16th, 2025 at 12:17am MDT