



## 25 Meadowview Drive Leduc AB

\$450,000

THIS IS THE ONE; fully finished 1485sq ft bi-level in Meadowview! This spacious & beautifully maintained home offers 3+2 BDRMS, 3 BATHS, A/C & HEATED dbl att'd garage. Step inside & be greeted by hardwood floors that flow through the main living area & bdrms, complemented by soaring vaulted ceiling that fills the space with natural light. The open layout is perfect for entertaining & daily family life. Kitchen features slate tile flooring, granite countertops, corner pantry & plenty of space for cooking & hosting. Two good-sized bdrms & 3pc bath are on the main floor, while the spacious PRIMARY BDRM ABOVE GARAGE is your personal sanctuary w/4pc ensuite & walk-in closet. Plus a cozy flex space, ideal for office or reading nook. The lower level boasts large family room w/corner gas fireplace, 2 bdrms & 3pc bath providing extra space & privacy for family or guests. Laundry is conveniently located in the mudroom. Enjoy a fully fenced yard, 2-tiered deck w/pergola; perfect for relaxing in your private space.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

ciaarasells@gmail.com  
<https://www.ccsells.ca/>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)