



# Leduc Alberta

\$525,000

Big, bright, & ACROSS FROM GREEN SPACE, this 2,200+ sq ft family home in sought-after Meadowview Park is set to impress! STUNNING ENTRY features RARE OPEN-TO-ABOVE front living room w/ SOARING CEILINGS & oversized windows. The kitchen offers GRANITE COUNTERTOPS, a walk-in pantry & opens to the family room w/ a refinished GAS F/P. Main floor den, 4-pc. bath & laundry complete the level. Upstairs feat. a GENEROUS PRIMARY w/ walk-in closet & 5-PC. ENSUITE, two additional bedrooms, a 4-pc. bath & a versatile loft. The unfinished basement, partially framed, is ready for development. A NEW 2023 ROOF on both the house & garage adds peace of mind. Other upgrades include interior paint, lighting, ceiling fans, washer & dryer (2025), fridge & recent furnace service/maintenance (Nov 2025). CENTRAL A/C INCLUDED! The double attached garage (approx. 23'x 18') has been re-insulated. Fully fenced, landscaped yard w/ working hot tub (new cover required). CLOSE TO SCHOOLS, SHOPPING & TRAILS. Don't let this one slip away!! (id:6769)

Living room 4.79 m X 4.79 m

Dining room 3.68 m X 3.11 m

Kitchen 4.78 m X 3.21 m

Den 3.11 m X 3.24 m

Primary Bedroom 4.81 m X 4.05 m

Bedroom 2 2.94 m X 3.15 m

Bedroom 3 3.86 m X 2.98 m

Bonus Room 3.77 m X 3.13 m

Listing Presented By:



Originally Listed by:  
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