

## \$469,000 - 104 Mitchell Bend, Leduc

MLS® #E4438785

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

### AFFORDABLE LUXURY IN MEADOWVIEW!

Welcome to this stunning half duplex with

**DOUBLE CAR ATTACHED GARAGE!**

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. This home has a separate entrance for future development potential!

Outside, enjoy the added convenience of a double detached garage! \*Home is under construction. Photos are of same floorplan but not of actual home. Some finishings may differ.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438785  |
| Price          | \$469,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| 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     | 104 Mitchell Bend    |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1G1              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Hot Water Natural Gas |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, No Back Lane, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 69             |

## Zoning

## Zone 81

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Listing information last updated on August 4th, 2025 at 9:17am MDT