

## \$449,000 - 99 Meadowview Drive, Leduc

MLS® #E4458156

**\$449,000**

5 Bedroom, 3.00 Bathroom, 1,277 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Well maintained home in a family friendly neighborhood. Close to schools including elementary, junior and senior high schools. Shopping and doctors and dentist offices. The home is situated on a corner lot with possible additional parking for car or RV in the back. This three level split has a main floor living room, upper level features formal dining room, kitchen and eating area as well as a spacious master with a three piece ensuite, a four piece bath and two additional bedrooms complete the second level. Third level has a rec room with fireplace, two additional bedrooms and a three piece bath and laundry.

Built in 1990

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4458156               |
| Price          | \$449,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,277                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |



Status                      Active

**Community Information**

Address                    99 Meadowview Drive  
Area                        Leduc  
Subdivision              Meadowview Park\_LEDU  
City                        Leduc  
County                    ALBERTA  
Province                  AB  
Postal Code              T9E 6Y1

**Amenities**

Amenities                Deck, Detectors Smoke, Hot Water Natural Gas  
Parking                   Double Garage Attached

**Interior**

Interior Features        ensuite bathroom  
Appliances               Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator,  
                                 Stove-Electric, Vacuum Systems, Window Coverings  
Heating                   Forced Air-1, Natural Gas  
Stories                    3  
Has Basement            Yes  
Basement                 See Remarks, Finished

**Exterior**

Exterior                  Wood, Brick, Vinyl  
Exterior Features        Airport Nearby, Corner Lot, Landscaped, Schools, Shopping Nearby  
Roof                        Asphalt Shingles  
Construction            Wood, Brick, Vinyl  
Foundation               Concrete Perimeter

**Additional Information**

Date Listed                September 15th, 2025  
Days on Market          6  
Zoning                      Zone 81

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