

Courtesy Of Troy Miller Of Exp Realty

## \$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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