

## \$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	68

## Zoning

## Zone 81

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Listing information last updated on August 3rd, 2025 at 8:17am MDT