# \$439,900 - 138 Mitchell Bend, Leduc

MLS® #E4463514

#### \$439,900

3 Bedroom, 3.00 Bathroom, 1,703 sqft Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Welcome to this half duplex in the desirable Meadowview community of Leduc. The main floor offers a spacious layout with vinyl flooring, an extended kitchen with ample cabinetry and counter space, a versatile den, and a full bathroom with standing shower. The open to above living room provides abundant natural light and a sense of space. Upstairs you will find three bedrooms including a primary suite with a five piece ensuite, as well as a bonus room. The basement is unfinished and ready for your personal design. Located close to schools, shopping, and parks, this home offers functionality and convenience while being peacefully set away from the busyness of the city.

Built in 2025

#### **Essential Information**

MLS® # E4463514 Price \$439,900

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,703

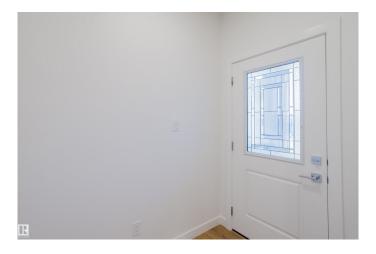
Acres 0.00

Year Built 2025

Type Single Family







Sub-Type Half Duplex
Style 2 Storey
Status Active

### **Community Information**

Address 138 Mitchell Bend

Area Leduc

Subdivision Meadowview Park\_LEDU

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1T5

**Amenities** 

Amenities Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6",

Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl

Windows

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Remote Control

Stories 2

Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

**Additional Information** 

Date Listed October 24th, 2025

Days on Market 5

## Zoning Zone 81

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