

## \$609,900 - 48 Mclean Bend, Leduc

MLS® #E4432199

**\$609,900**

4 Bedroom, 3.50 Bathroom, 2,094 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

### BEAUTIFUL UPGRADES! LEGAL SUITE!

This 2093 sq ft 4 bed + den, 3.5 bath Art Homes stunner is perfect for those looking for an affordable home to offset the mortgage with the legal suite income, or a great, move in ready, multi generational family dwelling! Feat: 9' ceilings & vinyl plank flooring on the main & basement, quartz countertops, S/S appliances for both kitchens, & more! Open concept main floor unites the living / kitchen / dining space; tons of natural light! Main floor office, 2 pce bath, walkthrough pantry, & access to the rear deck. Upstairs brings 3 bedrooms, including the gorgeous primary bedroom w/ 5 pce ensuite & walk-in closet! Laundry, bonus room, & 4 pce bath. Basement is nicely finished w/ the 1 bedroom secondary suite, kitchen, living room, laundry & 4 pce bath. Fully fenced & landscaped w/ deck, shed; no neighbours directly behind! Only steps to Caledonia School, Dinosaur Park, & green space. Great value for a stunning turnkey home!

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432199  |
| Price     | \$609,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,094                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 48 Mclean Bend       |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0P1              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public |

Swimming Pool, Public Transportation, Schools, Shopping Nearby

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 81          |

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Listing information last updated on May 2nd, 2025 at 8:47am MDT