

\$509,900 - 198 Meadowview Drive, Leduc

MLS® #E4459829

\$509,900

3 Bedroom, 2.50 Bathroom, 1,933 sqft

Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

BACKING GREENSPACE! PRIDE OF OWNERSHIP! IMMEDIATE POSSESSION!

This 1933 st ft 3 bed, 2.5 bath former showhome presents exceptionally well! Feat: 9' ceilings on the main & basement, hardwood & tile flooring, gas fireplace w/ stone surround to the ceiling, S/S appliances, custom 3 tier deck, chainlink fence, & more! Classic open concept layout creates the ideal entertaining space, w/ connected living / dining / kitchen design provides exceptional natural light & wonderful views in the yard. Granite countertops, walk through pantry, main floor laundry, & custom mudroom in the garage for added convenience. Upstairs brings a massive bonus room, 3 good sized bedrooms including the primary bed w/ 5 pce ensuite & walk in closet, additional 4 pce bath & linen storage. The basement is unfinished, but provides the rough in & an open plan floorjoist system for ultimate creative basement design!! The backyard is large & amazing! Nobody behind you, fully fenced & landscaped, plenty of room for activities! Great value!

Built in 2014

Essential Information

MLS® # E4459829

Price \$509,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,933
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	198 Meadowview Drive
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1A4

Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 27th, 2025
Days on Market	33
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 4:02pm MDT