

## \$559,500 - 13 Mclean Bend, Leduc

MLS® #E4439847

**\$559,500**

4 Bedroom, 2.50 Bathroom, 2,040 sqft

Single Family on 0.00 Acres

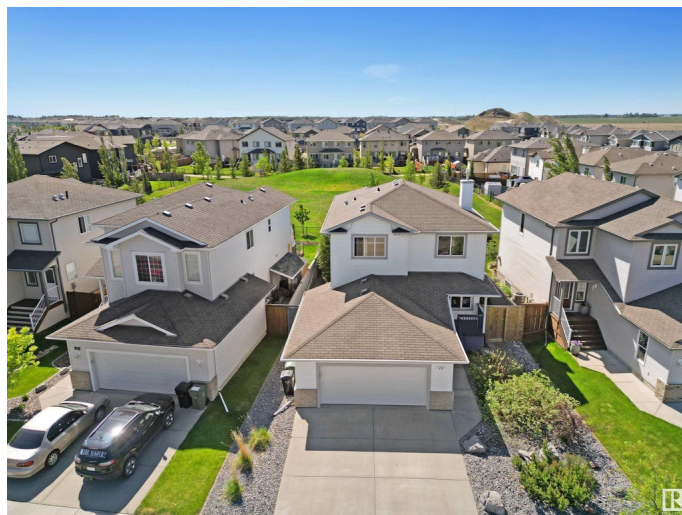
Meadowview Park\_LEDU, Leduc, AB

Beautifully maintained 2 storey located in desirable Meadowview Park backing greenspace! This stunning home offers a bright, open-concept design. The kitchen features a large island with gorgeous stone work, new quartz counters which is open to the living room which complemented by gorgeous stone fireplace. A main-floor office/den provides the perfect space for work or study. Upstairs, you'll find 4 spacious bedrooms in addition to the master suite features a 4 pce ensuite with separate tub and shower. The unfinished bsmt is full of potential, ready for your personal touch. Outside you will find your private backyard oasis completely finished with low maintenance landscaping. Double garage is oversized measuring 23x24. Only steps to Caledonia School, Dinosaur Park and backs greenspace.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439847  |
| Price          | \$559,500 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,040     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 13 Mclean Bend       |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0P1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Fireplace         | Yes                                                                                                                          |
| Fireplaces        | Tile Surround                                                                                                                |
| Stories           | 2                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                             |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed June 2nd, 2025

Days on Market 14

Zoning Zone 81

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Listing information last updated on June 16th, 2025 at 1:32am MDT