

## \$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	2
Zoning	Zone 81

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Listing information last updated on April 25th, 2025 at 7:32pm MDT