

## \$685,000 - 100 Miller Wynd, Leduc

MLS® #E4434055

**\$685,000**

3 Bedroom, 2.50 Bathroom, 2,430 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Nestled against a tree-line with views of the pond, this beautiful home offers both privacy and natural beauty. The sought-after Emerald model by Cranston welcomes you with an elegant front entry that opens into a bright & spacious main living area. The open-concept layout maximizes natural light & showcases the stunning backyard views. A spacious living room with a distinctive fireplace flows seamlessly into the timeless kitchen, which features a large island, extended cabinetry, and a convenient walkthrough pantry perfect for both everyday living and entertaining. The main floor also includes a powder room, a thoughtfully designed mudroom with a built-in bench, and a front den ideal for a home office. The lighted staircase leads to a cozy bonus room that provides additional living space. The primary suite features a striking feature wall, a luxurious five-piece ensuite bath, and a walk-in closet. Two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level.

Built in 2025

### Essential Information

MLS® # E4434055

Price \$685,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,430                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 100 Miller Wynd      |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1R7              |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Ceiling 9 ft.          |
| Parking       | Double Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Vinyl                           |
| Exterior Features | Private Setting, Schools, Stream/Pond |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

**Additional Information**

Date Listed            April 30th, 2025  
Days on Market      92  
Zoning                Zone 81

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Listing information last updated on July 31st, 2025 at 2:17am MDT