

\$485,000 - 77 Meadowview Drive, Leduc

MLS® #E4457437

\$485,000

3 Bedroom, 2.50 Bathroom, 1,277 sqft

Single Family on 0.00 Acres

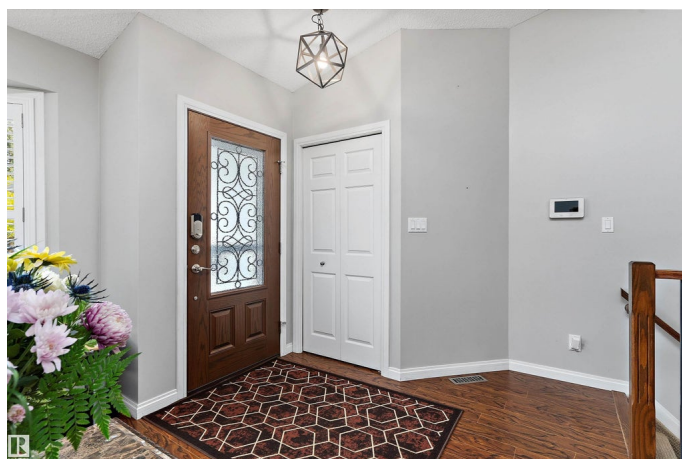
Meadowview Park_LEDU, Leduc, AB

This turnkey home is in immaculate condition and designed for both comfort and style. Step into the living room with vaulted ceilings, bay window, and a striking feature wall. The U-shaped kitchen makes cooking a joy with stainless steel appliances, dual oven induction stove, and breakfast bar. From here, walk out to your backyard oasis. A two-tier, maintenance-free deck overlooking trees, perennials, and beautiful low-maintenance landscaping. The main bedroom feels like a retreat with its custom walk-in dressing room and upgraded ensuite, while a second bedroom and modern bath complete the main floor. Downstairs offers a spacious rec room with gas fireplace, large windows, an additional bedroom, half bath with laundry, and generous storage. Located in a welcoming community with quick access to Edmonton and the airport, this home truly offers the best of lifestyle and location.

Built in 1991

Essential Information

MLS® #	E4457437
Price	\$485,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,277
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	77 Meadowview Drive
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6N6

Amenities

Amenities	Air Conditioner, Crawl Space, Deck, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Stove-Induction, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	3
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 September 15th, 2025 at 11:17am MDT