

## **\$525,000 - 198 Meadowview Drive, Leduc**

MLS® #E4459829

**\$525,000**

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 \$525,000



|                |                        |
|----------------|------------------------|
| 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 | 29                   |
| Zoning         | Zone 81              |

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Listing information last updated on October 26th, 2025 at 12:17am MDT