

Courtesy Of Dena E Sutton Of RE/MAX River City

## \$900,000 - 172 Mcdowell Wynd, Leduc

MLS® #E4460637

**\$900,000**

5 Bedroom, 3.00 Bathroom, 1,550 sqft  
Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

This stunning custom-built Royer bungalow offers the perfect blend of comfort, style, and accessibility in a quiet, family-friendly neighbourhood. Designed with thoughtful features through-out, this mobility-friendly home includes 36 inch doors and elevator for easy access between levels, making it a rare find. The main floor boasts an open-concept living and kitchen area with granite countertops, custom cabinetry, and a gas fireplace that creates a warm, inviting atmosphere. Youâ€™ll also find three spacious bedrooms on the main level, including a beautiful primary suite with a custom tile wet room shower. The lower level is just as impressive, featuring two additional bedrooms, a flex room, and a dedicated office spaceâ€”ideal for todayâ€™s lifestyle needs. Enjoy year-round comfort with air conditioning, a heated 3-car garage, and a 3-season gazebo with gas hook-ups, overlooking school yard and perfect for entertaining.

Built in 2013

### Essential Information

MLS® #	E4460637
Price	\$900,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,550
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	172 Mcdowell Wynd
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0M3

### **Amenities**

Amenities	Ceiling 10 ft., Closet Organizers, Deck, Gazebo, See Remarks, Barrier Free Home, Heat Exchanger, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 2nd, 2025
Days on Market	16
Zoning	Zone 81

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Listing information last updated on October 17th, 2025 at 10:02pm MDT