

## \$415,000 - 15 Mclean Court, Leduc

MLS® #E4434007

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,420 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Immaculate Duplex in Meadowview. You will be so impressed by this home, owners take amazing care of their beautiful home. Bright inviting entrance with a huge walk in closet. The living area has beautiful hardwood floors, lots of cabinets in the kitchen with island, walk thru pantry. The dining area has bright south facing windows and a garden door leading out to your deck. Upstairs there are 3 bedrooms, 4 piece main bathroom and the primary suite has a 4 piece ensuite. The basement is partially finished with room to finish with a 4th bedroom, family room, bathroom and laundry. The backyard is very spacious with a storage shed and there are NO neighbours directly behind you! There is a double attached garage, central air conditioning and so much more to this sweet property!!

Built in 2014

### Essential Information

MLS® #	E4434007
Price	\$415,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,420
Acres	0.00



Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	15 Mclean Court
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1A3

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
Days on Market	12

## Zoning

## Zone 81

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