

## \$389,900 - 925 Morris Way, Leduc

MLS® #E4441337

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

NO CONDO FEES! This open concept floor plan in Meadowview has everything you will need. Main floor features spacious living room, dining room and well-appointed kitchen with quartz countertops, stainless steel appliances and an island. Laundry room, half bath and rear entry complete the main floor. Upstairs has 3 bedrooms, a full bathroom, and a large primary bedroom with ensuite and walk in closet. The yard is full landscaped, fully fenced, and has access to the double garage. Located in a quiet community, steps from a park and walking trails. Easy commute to Edmonton or Nisku, and only 15 minutes to the airport.

Built in 2017

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4441337      |
| Price          | \$389,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,409         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |



|          |                      |
|----------|----------------------|
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 925 Morris Way       |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1G1              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Caledonia         |
| Middle     | Leduc Junior High |
| High       | Leduc Composite   |

### Additional Information

Date Listed June 9th, 2025

Days on Market 7

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 June 16th, 2025 at 7:47pm MDT