

## \$609,900 - 48 Mclean Bend, Leduc

MLS® #E4432199

**\$609,900**

4 Bedroom, 3.50 Bathroom, 2,094 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

### BEAUTIFUL UPGRADES! LEGAL SUITE!

This 2093 sq ft 4 bed + den, 3.5 bath Art Homes stunner is perfect for those looking for an affordable home to offset the mortgage with the legal suite income, or a great, move in ready, multi generational family dwelling! Feat: 9' ceilings & vinyl plank flooring on the main & basement, quartz countertops, S/S appliances for both kitchens, & more! Open concept main floor unites the living / kitchen / dining space; tons of natural light! Main floor office, 2 pce bath, walkthrough pantry, & access to the rear deck. Upstairs brings 3 bedrooms, including the gorgeous primary bedroom w/ 5 pce ensuite & walk-in closet! Laundry, bonus room, & 4 pce bath. Basement is nicely finished w/ the 1 bedroom secondary suite, kitchen, living room, laundry & 4 pce bath. Fully fenced & landscaped w/ deck, shed; no neighbours directly behind! Only steps to Caledonia School, Dinosaur Park, & green space. Great value for a stunning turnkey home!

Built in 2019

### Essential Information

MLS® #	E4432199
Price	\$609,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,094
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	48 Mclean Bend
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0P1

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public

	Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	8
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 May 1st, 2025 at 1:02pm MDT