

## \$629,900 - 157 Mcdowell Wynd, Leduc

MLS® #E4464611

**\$629,900**

5 Bedroom, 3.50 Bathroom, 2,373 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Bright, Beautiful & TURNKEY in Meadowview! This original owner home is over 3000sqft total with 5 Beds, 3.5 Baths & a main floor office â€“ perfect for a growing family. Finally, youâ€™ve found that SW facing backyard with TWO-TIERED DECK for ALL-DAY SUN! Find quality finishes throughout like engineered hardwood, GRANITE countertops, wainscoting, high coffered ceilings, SOLID WOOD cabinets & built-in shelving. A layout designed for everyday life & entertaining â€“ the kitchen connects seamlessly to the living & dining areas and the backyard. Central A/C, a HEATED DOUBLE GARAGE & patio heaters deliver comfort year-round. Upstairs are 3 bedrooms including the large primary with ensuite designed for max relaxation. More room for the whole family is found in the vaulted ceiling bonus room (high enough for a golf simulator!) & the large basement with 2 additional bedrooms, large REC ROOM with WET BAR + FULL bathroom. Located in a quiet community just steps to Caledonia Park School (k-7), pond & trail system.

Built in 2012

### Essential Information

MLS® # E4464611

Price \$629,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,373                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 157 Mcdowell Wynd    |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0M3              |

### Amenities

|           |                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, Vinyl Windows, Wet Bar, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Heated, Insulated                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                 |
| Fireplaces        | Mantel, Masonry                                                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 5th, 2025 at 2:47am MST