

\$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 | 10 |
| Zoning | Zone 81 |

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Listing information last updated on May 3rd, 2025 at 7:32am MDT