

## \$600,000 - 72 Mckenzie Court, Leduc

MLS® #E4447577

**\$600,000**

3 Bedroom, 2.50 Bathroom, 2,196 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Former showhome in Meadowview cul-de-sac. Spacious open floor plan with front office, large living room with open-to-below tiled fireplace and beautiful vaulted ceiling, huge kitchen with upgraded appliances including a gas stove, large island, and ample storage space including a unique walk-through pantry. Added features on the main floor are a good-sized dining nook with coffered ceiling, large laundry room, and a half bath. Upstairs you will find 3 well-proportioned bedrooms, with the primary suite featuring a spa-like ensuite with a huge walk-in shower plus a soaker tub, and a large walk-in closet. The bonus room is the perfect size for family movie night. The upper floor is complete with a 4-piece bathroom. Additional upgrades include upgraded lighting, quartz throughout, wired for a sound system, and upgraded cabinetry. There is central A/C and the garage is heated. The unspoiled basement awaits your personal touches. Close to schools, walking paths, and more!

Built in 2016

### Essential Information

MLS® # E4447577

Price \$600,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,196                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 72 Mckenzie Court    |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1A4              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached, Heated                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No |

Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 81         |

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Listing information last updated on July 14th, 2025 at 10:32pm MDT