

## \$454,900 - 110 Mitchell Bend, Leduc

MLS® #E4453564

**\$454,900**

3 Bedroom, 2.50 Bathroom, 1,599 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Welcome to this Beautifully crafted DUPLEX located in the desirable community of Meadowview Park in Leduc. This Home features a DOUBLE FRONT-Attached garage, 3 spacious bedrooms, and 2.5 bathrooms, including a luxurious 5-piece ensuite in the primary suite with a soaker tub, dual sinks, and a separate shower. The open-concept main floor is designed for modern living, complete with 9'™ ceilings, a cozy fireplace, and a stylish kitchen offering QUARTZ countertops, full-height cabinetry, and the builder's™ standard appliance package. Upstairs, enjoy the convenience of second-floor laundry, a functional layout, and plenty of natural light. A SEPARATE SIDE entrance adds potential for future suite development (subject to local bylaws). The private backyard offers space to relax or entertain, and the home is ideally situated near schools, walking trails, parks, and all the amenities Leduc has to offer. Don't miss your opportunity to own a brand-new home in a growing, family-friendly neighbourhood.

Built in 2025

### Essential Information

MLS® # E4453564

Price \$454,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,599         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 110 Mitchell Bend    |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1G1              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | See Remarks, Unfinished   |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood, Asphalt                              |
| Exterior Features | Airport Nearby, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Asphalt                              |
| Foundation        | Concrete Perimeter                         |

**Additional Information**

Date Listed            August 18th, 2025  
Days on Market      31  
Zoning                Zone 81

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