

## \$639,000 - 111 Mcdowell Wynd, Leduc

MLS® #E4432636

**\$639,000**

5 Bedroom, 3.50 Bathroom, 2,452 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

This beautiful walk-out 2-story home in Meadowview checks all the boxes! 5 bedrooms including a king-sized primary with a 5 piece ensuite and an extra large walk-in closet, main floor office, a massive bonus room and a truly impressive walkout lot that backs a green belt! The open-concept main floor offers a good-sized kitchen and dining area, walkthrough pantry, mud/laundry room, spacious bathroom, office and a sunny living room with a gorgeous view off the balcony. Upstairs, 3 bedrooms, 3rd bathroom and bonus room. In the basement, 2 bedrooms, full 4th bathroom, storage, large rec and gym area leading to a concrete patio and low maintenance yard. The very oversized garage measures approximately 24' by 24' and includes a storage loft. Great value in a fantastic, family-oriented community a short distance from schools, parks and walking trails! And just in time for summer, enjoy the new A/C! THE PERFECT FAMILY HOME!

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432636  |
| Price     | \$639,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,452                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 111 Mcdowell Wynd    |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0J6              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, No Smoking Home, Vinyl Windows, Walkout Basement |
| Parking Spaces | 5  |
| Parking        | Double Garage Attached, Over Sized   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Vinyl                 |
| Exterior Features | Fenced, Landscaped, Schools |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 81          |

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Listing information last updated on April 27th, 2025 at 5:47am MDT