

## \$559,500 - 13 Mclean Bend, Leduc

MLS® #E4439847

**\$559,500**

4 Bedroom, 2.50 Bathroom, 2,040 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Beautifully maintained 2 storey located in desirable Meadowview Park backing greenspace! This stunning home offers a bright, open-concept design. The kitchen features a large island with gorgeous stone work, new quartz counters which is open to the living room which complemented by gorgeous stone fireplace. A main-floor office/den provides the perfect space for work or study. Upstairs, you'll find 4 spacious bedrooms in addition to the master suite features a 4 pce ensuite with separate tub and shower. The unfinished bsmt is full of potential, ready for your personal touch. Outside you will find your private backyard oasis completely finished with low maintenance landscaping. Double garage is oversized measuring 23x24. Only steps to Caledonia School, Dinosaur Park and backs greenspace.

Built in 2007

### Essential Information

MLS® #	E4439847
Price	\$559,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,040



Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13 Mclean Bend
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0P1

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 2nd, 2025

Days on Market 14

Zoning Zone 81

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