

## \$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 9â€™™ ceilings, a cozy fireplace, and a stylish kitchen offering quartz countertops, full-height cabinetry, and the builderâ€™™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      1  
Zoning                Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on August 18th, 2025 at 9:47pm MDT