

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

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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	2
Zoning	Zone 81

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