

\$469,000 - 104 Mitchell Bend, Leduc

MLS® #E4438785

\$469,000

3 Bedroom, 2.50 Bathroom, 1,520 sqft

Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

AFFORDABLE LUXURY IN MEADOWVIEW!

Welcome to this stunning half duplex with

DOUBLE CAR ATTACHED GARAGE!

Featuring beautiful cabinetry, an upgraded backsplash, S/S Appliances & elegant quartz countertop -the true highlights of the kitchen!

The space flows effortlessly into the dining area, and spacious living room perfect for both family meals & entertainment. A convenient half bath completes the main floor. Upstairs, youâ€™™ll find a spacious primary bedroom with a 5-piece ensuite. Two additional bedrooms, a full bath, & upstairs laundry finish off the upper level. This home has a separate entrance for future development potential!

Outside, enjoy the added convenience of a double detached garage! *Home is under construction. Photos are of same floorplan but not of actual home. Some finishings may differ.

Built in 2025

Essential Information

MLS® #	E4438785
Price	\$469,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,520



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	104 Mitchell Bend
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G1

Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, No Back Lane, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 27th, 2025
Days on Market	20

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 June 16th, 2025 at 12:47am MDT