

\$509,900 - 198 Meadowview Drive, Leduc

MLS® #E4459829

\$509,900

3 Bedroom, 2.50 Bathroom, 1,933 sqft

Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

BACKING GREENSPACE! PRIDE OF OWNERSHIP! IMMEDIATE POSSESSION!

This 1933 st ft 3 bed, 2.5 bath former showhome presents exceptionally well! Feat: 9' ceilings on the main & basement, hardwood & tile flooring, gas fireplace w/ stone surround to the ceiling, S/S appliances, custom 3 tier deck, chainlink fence, & more! Classic open concept layout creates the ideal entertaining space, w/ connected living / dining / kitchen design provides exceptional natural light & wonderful views in the yard. Granite countertops, walk through pantry, main floor laundry, & custom mudroom in the garage for added convenience. Upstairs brings a massive bonus room, 3 good sized bedrooms including the primary bed w/ 5 pce ensuite & walk in closet, additional 4 pce bath & linen storage. The basement is unfinished, but provides the rough in & an open plan floorjoist system for ultimate creative basement design!! The backyard is large & amazing! Nobody behind you, fully fenced & landscaped, plenty of room for activities! Great value!

Built in 2014

Essential Information

MLS® # E4459829

Price \$509,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,933
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	198 Meadowview Drive
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1A4

Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 27th, 2025
Days on Market	43
Zoning	Zone 81

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