

## \$456,800 - 822 Morris Avenue, Leduc

MLS® #E4439964

**\$456,800**

4 Bedroom, 3.00 Bathroom, 1,377 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

For more information, please click on "View Listing on Realtor Website". Modern 2-Storey Home Across from Dinosaur Park. Located in family-friendly Meadowview, this stylish home offers over 1,900 sq ft including 4 beds, 4 baths, and a fully finished basement. The open-concept main floor features 9-ft ceilings a south-facing living room with a custom fireplace, & a spacious dining area. The chef-inspired kitchen boasts quartz counter-tops, stainless steel appliances, soft-close cabinetry, & a lavish 9 ft island. A 2-pce powder room & ample closet space complete the main level. Upstairs you'll find 3 bedrooms, a 4-piece guest bath, walk-in laundry + a linen closet. The primary suite comfortably accommodates a king sized bed and includes a spacious walk-in closet and private 4-piece ensuite. The double garage is insulated, dry-walled & features built-in shelving + 220V. Bright basement extends your living space with a large bedroom, ensuite, a family-sized entertainment area & 2 storage rooms. One of a kind

Built in 2015

### Essential Information

MLS® # E4439964

Price \$456,800



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,377
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	822 Morris Avenue
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E9

### Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Electric, Smart/Program. Thermostat
Parking Spaces	3
Parking	220 Volt Wiring, Double Garage Detached, Front Drive Access, Insulated, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaping
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter



**School Information**

Elementary	Caledonia Park School
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**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	18
Zoning	Zone 81

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Listing information last updated on June 20th, 2025 at 9:32am MDT