

## \$430,000 - 27 Mclean Court, Leduc

MLS® #E4452184

**\$430,000**

3 Bedroom, 2.50 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Act fast—this is the most affordable double-attached garage home in Leduc — in popular Meadowview Park! Tucked in a CUL-DE-SAC on a large 4,591 sqft PIE LOT! Built in 2018 this home offers a large primary bedroom with walk-through ensuite to closet. Two more bedrooms are upstairs with another full bath and vaulted bonus room with office nook. The main floor has a desirable open-living floor plan and easy-care vinyl plank flooring. Convenient main floor laundry room & broom closet. The mostly finished basement features a spacious rec area and rough-ins for a future bathroom. Enjoy year-round comfort with AC. Steps to green space with sledding hill, near Dinosaur Park, just 2 km to the Leduc Rec Centre, Dog Park, and Telford Lake trails, plus a 5-minute walk to K-7 school. Quick possession available—be settled before the new school year!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452184  |
| Price      | \$430,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,604         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 27 Mclean Court      |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 8A1              |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached, Insulated                                            |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Stories           | 2                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Partially Finished                                                                                                     |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Schools |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

Date Listed August 9th, 2025

Days on Market 4

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 13th, 2025 at 1:47am MDT