Courtesy Of Nadia Glavonjic Of Sterling Real Estate

$439,900 - 142 Mitchell Bend, Leduc

MLS® #E4464388

$439,900
3 Bedroom, 3.00 Bathroom, 1,706 sqft
Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

Welcome to this half duplex in the desirable Meadowview community of Leduc. The main floor offers a spacious layout with vinyl flooring, an extended kitchen with ample cabinetry and counter space, a versatile den, and a full bathroom with standing shower. The open to above living room provides abundant natural light and a sense of space. Upstairs you will find three bedrooms including a primary suite with a five piece ensuite, as well as a bonus room. The basement is unfinished and ready for your personal design. Located close to schools, shopping, and parks, this home offers functionality and convenience while being peacefully set away from the busyness of the city.

Built in 2025

Essential Information

MLS® #	E4464388
Price	$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,706
Acres	0.00
Year Built	2025
Type	Single Family

Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	142 Mitchell Bend
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1T5

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 31st, 2025
Days on Market	6

Zoning	Zone 81

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