

\$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 | 68 |

Zoning

Zone 81

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Listing information last updated on August 3rd, 2025 at 5:02am MDT