

## \$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 2

Zoning Zone 81

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