

# \$429,900 - 146 Mitchell Bend, Leduc

MLS® #E4460357

**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,707 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 tile 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® #         | E4460357      |
| Price          | \$429,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,707         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 146 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, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 21                |

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 October 22nd, 2025 at 2:17am MDT