# \$468,900 - 822 Morris Avenue, Leduc

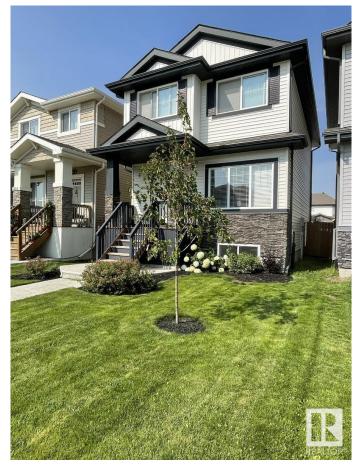
MLS® #E4439964

#### \$468.900

4 Bedroom, 3.00 Bathroom, 1,377 sqft Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

For more information, please click on "View Listing on Realtor Website". Modern 2-Storey Home Across from Dinosaur Park. Located in family-friendly Meadowview, this stylish home offers over 1,900 sq ft including 4 beds, 4 baths, and a fully finished basement. The open-concept main floor features 9-ft ceilings a south-facing living room with a custom fireplace, & a spacious dining area. The chef-inspired kitchen boasts quartz counter-tops, stainless steel appliances, soft-close cabinetry, & a lavish 9 ft island. A 2-pce powder room & ample closet space complete the main level. Upstairs you'II find 3 bedrooms, a 4-piece guest bath, walk-in laundry + a linen closet. The primary suite comfortably accommodates a king sized bed and includes a spacious walk-in closet and private 4-piece ensuite. The double garage is insulated, dry-walled & features built-in shelving + 220V. Bright basement extends your living space with a large bedroom, ensuite, a family-sized entertainment area & 2 storage rooms. One of a kind





Built in 2015

# **Essential Information**

MLS® # E4439964 Price \$468,900 Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 2

Square Footage 1,377

Acres 0.00

Year Built 2015

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 822 Morris Avenue

Area Leduc

Subdivision Meadowview Park\_LEDU

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1E9

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Hot Water Electric, Smart/Program. Thermostat

Parking Spaces 3

Parking 220 Volt Wiring, Double Garage Detached, Front Drive Access,

Insulated, Rear Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher - Energy Star, Dishwasher-Built-In, Garage Opener,

Microwave Hood Fan, Refrigerator-Energy Star, Stove-Countertop

Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Remote Control

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landsca

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Caledonia Park School

# **Additional Information**

Date Listed June 2nd, 2025

Days on Market 15

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 June 16th, 2025 at 11:02pm MDT