

## \$469,900 - 931 Morris Way, Leduc

MLS® #E4454335

**\$469,900**

3 Bedroom, 3.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Step inside this show-stopping home, where luxury meets artistry at every turn. Bask in the glow of 3 fireplaces & dazzling live-edge accents—maple handrails & exquisite acacia wood doors set the tone. The beautiful kitchen boasts a 7' quartz island, apron sink with touch tap, sleek black SS appliances, & ingenious Rev-A-Shelf organizers. A convenient main floor laundry with large-capacity washer/dryer with pedestals. Unwind in the inviting bonus room, warmed by a cozy fireplace, custom built-ins, & a dramatic glass-walled stairwell. The spa-inspired ensuite dazzles with a walk-in shower, towel warmer, waterfall faucet, & chic wall sconces. Downstair, a retreat awaits- offering a wetbar with stone feature-wall & retro fridge, 3rd bedroom, a full bath with another towel warmer. Professionally landscaped yard with low-maintenance design offering a charming paved stone patio, dry creek bed, mature perennials, storage shed, and full fence. Additionally an oversized dbl detached garage that is fully finished.

Built in 2017

### Essential Information

MLS® # E4454335

Price \$469,900

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,389                |
| Acres          | 0.00                 |
| Year Built     | 2017                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 931 Morris Way       |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1G1              |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Patio                          |
| Parking   | Double Garage Detached, Heated |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Insert                                                                                                                                               |
| Stories           | 2                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, |

Playground Nearby, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 81           |

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Listing information last updated on September 19th, 2025 at 11:47am MDT