Courtesy Of Dena E Sutton Of RE/MAX River City

$899,000 - 172 Mcdowell Wynd, Leduc

MLS® #E4460637

$899,000
5 Bedroom, 3.00 Bathroom, 1,550 sqft
Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

This stunning custom-built Royer bungalow offers the perfect blend of comfort, style, and accessibility in a quiet, family-friendly neighbourhood. Designed with thoughtful features through-out, this mobility-friendly home includes 36 inch doors and elevator for easy access between levels, making it a rare find. The main floor boasts an open-concept living and kitchen area with granite countertops, custom cabinetry, and a gas fireplace that creates a warm, inviting atmosphere. Youâ€™ll also find three spacious bedrooms on the main level, including a beautiful primary suite with a custom tile wet room shower. The lower level is just as impressive, featuring two additional bedrooms, a flex room, and a dedicated office spaceâ€"ideal for todayâ€™s lifestyle needs. Enjoy year-round comfort with air conditioning, a heated 3-car garage, and a 3-season gazebo with gas hook-ups, overlooking school yard and perfect for entertaining.

Built in 2013

Essential Information

MLS® #	E4460637
Price	$899,000
Bedrooms	5
Bathrooms	3.00

Full Baths	3
Square Footage	1,550
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	172 Mcdowell Wynd
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0M3

Amenities

Amenities	Ceiling 10 ft., Closet Organizers, Deck, Gazebo, See Remarks, Barrier Free Home, Heat Exchanger, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	35
Zoning	Zone 81

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Listing information last updated on November 6th, 2025 at 1:02pm MST