

## \$445,000 - 132 Mitchell Bend, Leduc

MLS® #E4463512

### \$445,000

3 Bedroom, 3.00 Bathroom, 1,821 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 vinyl 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® #	E4463512
Price	\$445,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,821
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	132 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, 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 Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 24th, 2025
Days on Market	12

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 November 5th, 2025 at 4:47pm MST