

\$609,900 - 99 Miller Wynd, Leduc

MLS® #E4421989

\$609,900

3 Bedroom, 2.50 Bathroom, 2,080 sqft
Single Family on 0.00 Acres

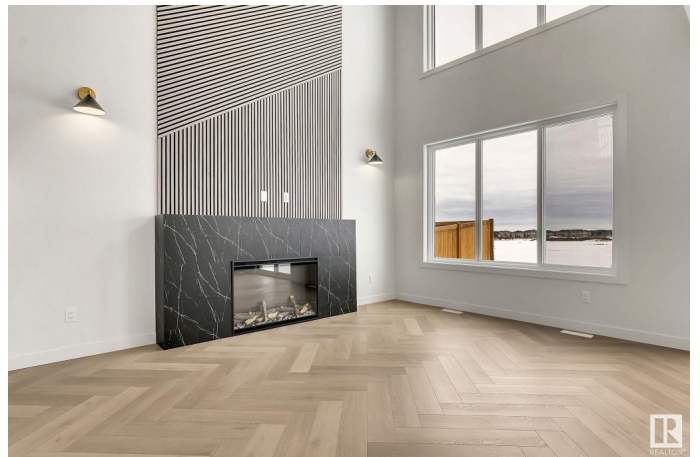
Meadowview Park_LEDU, Leduc, AB

Welcome to this stunning home located in beautiful community of Meadowview in Leduc! This spacious 3-bedroom, 2.5-bathroom home boasts a bright & open living room with impressive open-to-above ceilings and large windows, filling the space with natural light. Kitchen features quartz countertops, custom cabinetry with pot and pan drawers, a walk-through pantry, built-in appliances, and a gorgeous waterfall island. The home also includes upgraded ceiling designs, a custom master shower, soft-close cabinetry, and modern railing. Enjoy the convenience of a side entrance to the basement, 9-foot ceilings throughout the main, second floor, and basement, as well as an upstairs laundry room, MDF shelving, and organizers. Additional upgrades include lighting fixtures, hardware, and a stylish exterior with stone, premium vinyl siding, and front concrete steps. The home is equipped with gas lines to the deck, kitchen, and garage. Located within walking distance of a pond, trails, school, and park. Move-in-ready!

Built in 2024

Essential Information

| | |
|--------|-----------|
| MLS® # | E4421989 |
| Price | \$609,900 |



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,080 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 99 Miller Wynd |
| Area | Leduc |
| Subdivision | Meadowview Park_LEDU |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1R6 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Hot Water Tankless, No Animal Home, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached, Insulated, Over Sized |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Appliances Negotiable, Garage Control, Garage Opener, Window Coverings, Builder Appliance Credit |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Heatilator/Fan, Remote Control, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Stream/Pond |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed February 19th, 2025

Days on Market 45

Zoning Zone 81

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Listing information last updated on April 5th, 2025 at 6:17am MDT