

## \$437,888 - 14 Maclaren Place, Leduc

MLS® #E4425533

**\$437,888**

3 Bedroom, 3.00 Bathroom, 1,264 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Tucked away in a prime cul-de-sac, this 1,264 sq. ft. bilevel is the perfect blend of comfort and convenience! Whether you're a growing family or a couple looking for main-level living, this 3-bed, 3-bath home checks all the boxes. Step inside to spacious, sun-filled rooms, an inviting kitchen perfect for family meals, and a fully finished basement—ideal for movie nights, hobbies, or grandkids' visits! New paint and carpet on main. You can easily add an additional 2 bedrooms in the basement. Sitting on a massive 7,500 sq. ft. pie lot, that includes RV parking, and a driveway that will accommodate 5 cars, plus 2 in the garage. Enjoy BBQs (natural gas BBQ line on rear deck, BBQ included), playtime, or just unwinding in your private backyard oasis. Don't forget about the central air for those warm summer days. Walking trails, schools, and recreation are just around the corner, plus easy access to Hwy 2 makes commuting a breeze! Don't miss out—homes like this don't last long! Quick possession available.

Built in 1991

### Essential Information

MLS® # E4425533

Price \$437,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,264                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 14 Maclaren Place    |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 6N5              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Exterior Walls- 2"x6", No Smoking Home, See Remarks |
| Parking Spaces | 5  |
| Parking        | Double Garage Attached, Insulated                                    |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby |

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

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Caledonia Park School      |
| Middle     | Ecole Leduc Junior High Sc |
| High       | Leduc Composite            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 81          |

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Listing information last updated on April 20th, 2025 at 2:47am MDT