

Courtesy Of Fateh S Gill Of Royal LePage Arteam Realty

\$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

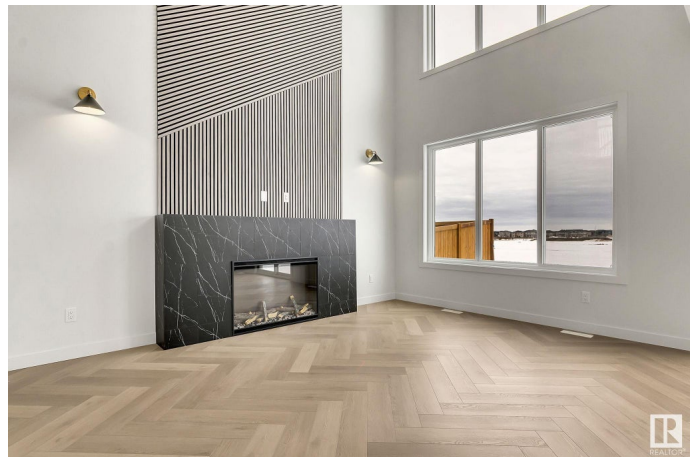
Welcome to this stunning home located in beautiful community of Meadowview in Leduc! This spacious 3-bedroom, 2.5-bathroom home boasts a bright & open living room with impressive open-to-above ceilings and large windows, filling the space with natural light. Kitchen features quartz countertops, custom 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 23

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 March 14th, 2025 at 12:32am MDT