

## \$472,900 - 55 Mcleod Crescent, Leduc

MLS® #E4464018

**\$472,900**

3 Bedroom, 3.00 Bathroom, 1,349 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Welcome to this charming bungalow in Meadowview Park! This well-kept home features vaulted ceilings that add to its bright and spacious feel. The main floor offers a large living room, office space, versatile den, 2 comfortable bedrooms, including a primary suite with a 4-piece ensuite, plus a second 4-piece bathroom. Updates include a newer furnace, hot water tank, central A/C, roof, and some newer windows, providing comfort and peace of mind. The finished basement includes a large recreation space, 3rd bedroom, 3-piece bathroom, excellent storage options, and a well-appointed laundry room. Outside, enjoy a spacious, private backyard—perfect for relaxing, gardening, or entertaining. With modern upgrades and a functional layout, this lovely bungalow is move-in ready and waiting for you to call it home in the peaceful community of Meadowview Park!

Built in 1993

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464018  |
| Price      | \$472,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,349                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 55 Mcleod Crescent   |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 6N9              |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, Vaulted Ceiling |
| Parking   | Double Garage Attached           |

### Interior

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

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

**Additional Information**

Date Listed           October 30th, 2025  
Days on Market       8  
Zoning                Zone 81

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