

## \$529,900 - 24 Mckenzie Close, Leduc

MLS® #E4445203

**\$529,900**

4 Bedroom, 3.50 Bathroom, 1,524 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Don't miss out this one is loaded. Triple heated garage with 8ft overhead doors, floor drain, hot and cold water hook up and two man doors. Backing onto a park and siding a walk way. The kitchen with trendy acrylic cabinets to the ceiling, quartz countertops, Stainless appliances with gas range, island, corner pantry and soft close doors and drawers. Great room concept with 9ft walls, gas fireplace and windows and garden door overlooking the back yard leading to the deck. Metal railing leading to the Upper floor with 3 good sized bedrooms, upper floor laundry and bonus area. Owners suite with large walk in closet and 4 piece ensuite. Fully finished basement with 9ft walls 3 piece bathroom, bedroom, family room and side entrance for future in law- suite. Central vac system, air conditioning close to schools, parks and walkways make this the perfect family home.

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445203  |
| Price      | \$529,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,524                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 24 Mckenzie Close    |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0P2              |

### Amenities

|           |                                                                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", No Animal Home, No Smoking Home, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

**Additional Information**

Date Listed                July 1st, 2025  
Days on Market        39  
Zoning                    Zone 81

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