

\$462,500 - 806 Morris Avenue, Leduc

MLS® #E4428553

\$462,500

3 Bedroom, 2.50 Bathroom, 1,517 sqft

Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

Across from Meadowview Dinosaur Park! This 1517 sqft 2-storey home offers a fantastic location & stylish living! The main level features 9â€™™ ceilings, beautiful laminate floors, & a stunning accent wall that adds character. The modern kitchen boasts quartz countertops, lrg island & S/S appliances, perfect for cooking & entertaining. Upstairs, youâ€™™ll find 3 bdrms, including a spacious primary suite w/ 3pc ensuite, WI closet, & south-facing windows overlooking the park. A 4pc bathroom & convenient upper-floor laundry complete this level. Bsmt is ready for development. Step outside to enjoy the back deck, fenced yard, & dbl detached garage w/ paved lane access. Located in a family-friendly neighborhood, youâ€™™re just steps from schools, nature trails, & parks. A perfect place for your family to call home!

Built in 2017

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4428553 |
| Price | \$462,500 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,517 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 806 Morris Avenue |
| Area | Leduc |
| Subdivision | Meadowview Park_LEDU |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1E9 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Vinyl Windows |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Golf Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

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|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

Days on Market 14

Zoning Zone 81

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Listing information last updated on April 16th, 2025 at 8:02pm MDT