

# \$609,900 - 99 Miller Wynd, Leduc

MLS® #E4421989

## \$609,900

3 Bedroom, 2.50 Bathroom, 2,080 sqft  
Single Family on 0.00 Acres

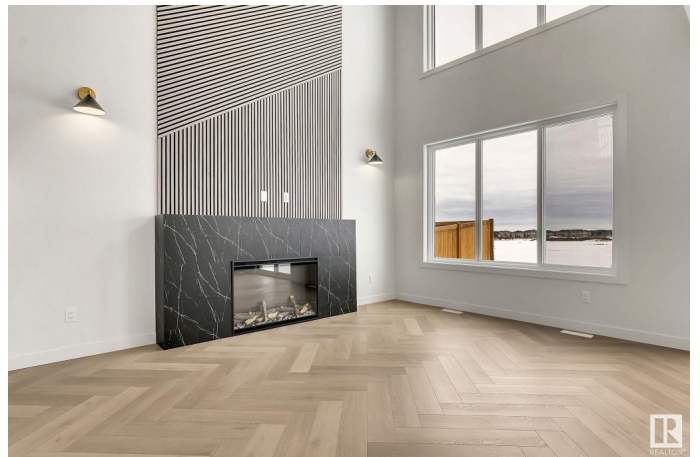
Meadowview Park\_LEDU, Leduc, AB

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 46

Zoning Zone 81

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Listing information last updated on April 6th, 2025 at 2:32pm MDT