

## **\$774,900 - 56 Mckenzie Close, Leduc**

MLS® #E4449351

**\$774,900**

4 Bedroom, 3.50 Bathroom, 2,609 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Welcome to this SPACIOUS, A/C'd HOME - EXCELLENT Location in a QUIET Cul-De-Sac w/3,745.21 Sq Ft of Total Developed Living Space, an attached INSULATED/HEATED 3 1/2 CAR GARAGE (Room for all your Toys!!), 4 Bed, 3.5 Baths, 2 Furnaces + a LEGAL One-Bedroom SUITE with SEPARATE ENTRANCE (2019) = MORTGAGE HELPER!! The Main Floor features both VAULTED & 9â€™™ CEILINGS, Fresh Paint, HARDWOOD + TILE floors. Stunning Kitchen w/TWO-TONED CABINETRY, KITCHEN ISLAND, WALL OVEN, ELECTRIC COOKTOP + WALK-Through PANTRY. There is a COZY GAS F/P in the LIVING Room, DINING Room, OFFICE, 2 pc Bath, & LAUNDRY/MUDROOM w/access to the garage. Upstairs has 4 pc Bath, 3 BEDROOMS, incl/HUGE PRIMARY w/5 pc ENSUITE + a BONUS ROOM for added living space. The FULL BASEMENT incl/Legal Suite, LVP & TILE flooring, Storage Room, SEPARATE LAUNDRY & FURNACE for enhanced functionality. Features incl/HOT WATER ON DEMAND, ALARM SYSTEM (Telus \$45/mo monitor) & EXTERIOR LIGHTING. A move-in-ready HOME has INCOME POTENTIAL, COMFORT & STYLE in LEDUC!!

Built in 2014

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4449351               |
| Price          | \$774,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,609                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 56 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., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Vaulted Ceiling |
| Parking Spaces | 6  |
| Parking        | Front Drive Access, Heated, Insulated, Over Sized, Tandem, Triple Garage Attached                            |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Storage Shed, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, See Remarks  |

|              |                |
|--------------|----------------|
| Stories      | 3              |
| Has Suite    | Yes            |
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stone, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Concrete, Stone, Vinyl   |
| Foundation        | Concrete Perimeter, Wood   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 7               |
| 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 July 31st, 2025 at 7:17am MDT