

\$468,900 - 822 Morris Avenue, Leduc

MLS® #E4439964

\$468,900

4 Bedroom, 3.00 Bathroom, 1,377 sqft

Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

For more information, please click on "View Listing on Realtor Website". Modern 2-Storey Home Across from Dinosaur Park. Located in family-friendly Meadowview, this stylish home offers over 1,900 sq ft including 4 beds, 4 baths, and a fully finished basement. The open-concept main floor features 9-ft ceilings a south-facing living room with a custom fireplace, & a spacious dining area. The chef-inspired kitchen boasts quartz counter-tops, stainless steel appliances, soft-close cabinetry, & a lavish 9 ft island. A 2-pce powder room & ample closet space complete the main level. Upstairs you'll find 3 bedrooms, a 4-piece guest bath, walk-in laundry + a linen closet. The primary suite comfortably accommodates a king sized bed and includes a spacious walk-in closet and private 4-piece ensuite. The double garage is insulated, dry-walled & features built-in shelving + 220V. Bright basement extends your living space with a large bedroom, ensuite, a family-sized entertainment area & 2 storage rooms. One of a kind

Built in 2015

Essential Information

MLS® # E4439964

Price \$468,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,377
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	822 Morris Avenue
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E9

Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Electric, Smart/Program. Thermostat
Parking Spaces	3
Parking	220 Volt Wiring, Double Garage Detached, Front Drive Access, Insulated, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaping
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter



School Information

Elementary	Caledonia Park School
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Additional Information

Date Listed	June 2nd, 2025
Days on Market	15
Zoning	Zone 81

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Listing information last updated on June 17th, 2025 at 2:17am MDT