

## \$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, Irg 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**

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

Days on Market 2

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 April 4th, 2025 at 3:02am MDT