

\$515,000 - 108 Mitchell Bend, Leduc

MLS® #E4443941

\$515,000

4 Bedroom, 3.50 Bathroom, 1,520 sqft
Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

ATTENTION INVESTORS! Welcome to this stunning half duplex with DOUBLE CAR ATTACHED GARAGE & LEGAL SECONDARY SUITE by Cranston Master Builder! Featuring beautiful cabinetry, an upgraded backsplash, S/S Appliances & elegant quartz countertop -the true highlights of the kitchen! The space flows effortlessly into the dining area, and spacious living room perfect for both family meals & entertainment. A convenient half bath completes the main floor. Upstairs, youâ€™ll find a spacious primary bedroom with a 5-piece ensuite. Two additional bedrooms, a full bath, & upstairs laundry finish off the upper level. The basement has a separate entrance to its very own LEGAL secondary suite! Perfect for a rent helper or to maximize your investment! Outside, enjoy the added convenience of a double detached garage! *Home is under construction. Photos are of same floorpan but not of actual home. Some finishings may differ.



THE CAMPARI

FRONT DRIVE DUPLEX

TOTAL SQUARE FOOTAGE 1,512+ sf
BEDROOMS 3 | BATHROOMS 2.5

Attached Garage

Legal Basement Suite with Separate Entrance

1

Main floor offers spacious kitchen, dining and living room.

2

Upper level features a primary bedroom with ensuite, and two additional bedrooms and bathroom.

3

Legal basement suite with separate entrance offers an additional revenue stream and potential for increased rental income.

4

Attached garage provides convenience and additional storage space.

Built in 2025

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4443941 |
| Price | \$515,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |



| | |
|----------------|---------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,520 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 108 Mitchell Bend |
| Area | Leduc |
| Subdivision | Meadowview Park_LEDU |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0T2 |

Amenities

| | |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Builder Appliance Credit |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 20th, 2025
Days on Market 17
Zoning Zone 81

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Listing information last updated on July 7th, 2025 at 4:47am MDT