

\$640,000 - 8 Moberg Close, Leduc

MLS® #E4444412

\$640,000

3 Bedroom, 2.50 Bathroom, 2,269 sqft

Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

This stunning home has it all—separate entrance, heated triple garage, and high-end finishings throughout! Step inside to gleaming hardwood floors, a main floor office/den, and a bright open-concept layout. The chef-inspired kitchen features a gas stove, modern cabinetry, and designer lighting. The living room impresses with a brick fireplace, soaring ceilings, and an open-to-below design with large windows for tons of natural light. Upstairs you'll find glass railings, 3 spacious bedrooms, and a bonus area. The primary suite offers a gorgeous 5pc ensuite with elevated ceilings. Enjoy the convenience of a full laundry room with built-in cabinets. The heated triple garage has epoxy floors, floor drain, and hot/cold taps. Outside you'll love the enclosed deck, dog run, and proximity to parks, schools, and trails. The separate entrance leads to an unfinished basement ready for your ideas!

Built in 2018

Essential Information

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|------------|-----------|
| MLS® # | E4444412 |
| Price | \$640,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 2,269 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 8 Moberg Close |
| Area | Leduc |
| Subdivision | Meadowview Park_LEDU |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1E5 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Vinyl Windows, HRV System |
| Parking Spaces | 6 |
| Parking | Over Sized, Triple Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Masonry |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-----------------------|
| Elementary | Caledonia Park School |
| Middle | Leduc Composite High |
| High | Leduc Composite High |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 81 |

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Listing information last updated on July 7th, 2025 at 8:02pm MDT