

## \$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	4
Zoning	Zone 81

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Listing information last updated on July 28th, 2025 at 2:17pm MDT