

## \$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 2:02am MDT