

## \$600,000 - 72 Mckenzie Court, Leduc

MLS® #E4447577

**\$600,000**

3 Bedroom, 2.50 Bathroom, 2,196 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Former showhome in Meadowview cul-de-sac. Spacious open floor plan with front office, large living room with open-to-below tiled fireplace and beautiful vaulted ceiling, huge kitchen with upgraded appliances including a gas stove, large island, and ample storage space including a unique walk-through pantry. Added features on the main floor are a good-sized dining nook with coffered ceiling, large laundry room, and a half bath. Upstairs you will find 3 well-proportioned bedrooms, with the primary suite featuring a spa-like ensuite with a huge walk-in shower plus a soaker tub, and a large walk-in closet. The bonus room is the perfect size for family movie night. The upper floor is complete with a 4-piece bathroom. Additional upgrades include upgraded lighting, quartz throughout, wired for a sound system, and upgraded cabinetry. There is central A/C and the garage is heated. The unspoiled basement awaits your personal touches. Close to schools, walking paths, and more!

Built in 2016

### Essential Information

MLS® # E4447577

Price \$600,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,196
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	72 Mckenzie Court
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1A4

### Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No

Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 14th, 2025
Days on Market	12
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 July 26th, 2025 at 12:17pm MDT