

## \$447,000 - 822 Morris Avenue, Leduc

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MLS® #E4445522

### \$447,000

4 Bedroom, 3.00 Bathroom, 1,383 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Enjoy your morning coffee by the bright south facing window. This stylish home is located steps from Dinosaur park in Meadowview. 1,900 sq ft of finished 4 beds, 2 full baths and 2 half baths including the fully finished basement. The open-concept main floor has 9-ft ceilings, living room with a custom fireplace, & a spacious dining area. The chef-inspired kitchen boasts quartz counter-tops, stainless steel appliances, soft-close cabinetry & a lavish 9 ft island and ample closet space complete the main level. Upstairs you'll find 3 bedrooms, a 4-piece main bath, walk-in laundry + a linen closet. The primary suite comfortably accommodates a king sized bed and includes a spacious walk-in closet and private 4-pc en. Back yard has a 2 tiered deck, newly planted trees for privacy. The double garage is insulated, dry-walled & features built-in shelving + 220V. Bright basement extends your living space with a large bedroom, ensuite, a family-sized entertainment area & 2 storage rooms



Built in 2015

### Essential Information

MLS® #	E4445522
Price	\$447,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,383
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	822 Morris Avenue
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E9

### Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Electric
Parking	220 Volt Wiring, Double Garage Detached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Countertop Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Park/Reserve, Picnic Area, Playground

	Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	7
Zoning	Zone 81

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Listing information last updated on July 10th, 2025 at 12:18pm MDT