

## \$899,000 - 172 Mcdowell Wynd, Leduc

MLS® #E4460637

**\$899,000**

5 Bedroom, 3.00 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

This stunning custom-built Royer bungalow offers the perfect blend of comfort, style, and accessibility in a quiet, family-friendly neighbourhood. Designed with thoughtful features through-out, this mobility-friendly home includes 36 inch doors and elevator for easy access between levels, making it a rare find. The main floor boasts an open-concept living and kitchen area with granite countertops, custom cabinetry, and a gas fireplace that creates a warm, inviting atmosphere. You'll also find three spacious bedrooms on the main level, including a beautiful primary suite with a custom tile wet room shower. The lower level is just as impressive, featuring two additional bedrooms, a flex room, and a dedicated office space—ideal for today's lifestyle needs. Enjoy year-round comfort with air conditioning, a heated 3-car garage, and a 3-season gazebo with gas hook-ups, overlooking school yard and perfect for entertaining.

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460637  |
| Price     | \$899,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,550                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 172 Mcdowell Wynd    |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0M3              |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Closet Organizers, Deck, Gazebo, See Remarks, Barrier Free Home, Heat Exchanger, Natural Gas BBQ Hookup |
| Parking Spaces | 6                                                                                                                       |
| Parking        | Triple Garage Attached                                                                                                  |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                      |
| Fireplace         | Yes                                                                                            |
| Fireplaces        | Mantel, Stone Facing                                                                           |
| Stories           | 2                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Finished                                                                                 |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                          |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 81           |

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Listing information last updated on October 29th, 2025 at 12:47pm MDT