

Courtesy Of Fateh S Gill Of Royal LePage Arteam Realty

# \$599,900 - 99 Miller Wynd, Leduc

MLS® #E4421989

## \$599,900

3 Bedroom, 2.50 Bathroom, 2,080 sqft  
Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

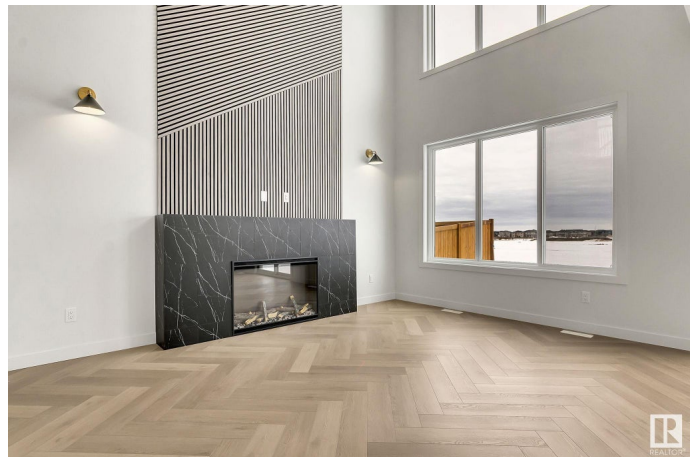
Welcome to this stunning home located in beautiful community of Meadowview in Leduc! This spacious 3-bedroom, 2.5-bathroom home boasts a bright & open living room with impressive open-to-above ceilings and large windows, filling the space with natural light. Kitchen features quartz countertops, custom cabinetry with pot and pan drawers, a walk-through pantry, built-in appliances, and a gorgeous waterfall island. The home also includes upgraded ceiling designs, a custom master shower, soft-close cabinetry, and modern railing. Enjoy the convenience of a side entrance to the basement, 9-foot ceilings throughout the main, second floor, and basement, as well as an upstairs laundry room, MDF shelving, and organizers. Additional upgrades include lighting fixtures, hardware, and a stylish exterior with stone, premium vinyl siding, and front concrete steps. The home is equipped with gas lines to the deck, kitchen, and garage. Located within walking distance of a pond, trails, school, and park. Move-in-ready!

Built in 2024

## Essential Information

MLS® # E4421989

Price \$599,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,080
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	99 Miller Wynd
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1R6

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Hot Water Tankless, No Animal Home, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Appliances Negotiable, Garage Control, Garage Opener, Window Coverings, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Remote Control, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 19th, 2025

Days on Market 58

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 18th, 2025 at 2:32pm MDT