

# \$515,000 - 100 Mitchell Bend, Leduc

MLS® #E4432633

**\$515,000**

4 Bedroom, 3.50 Bathroom, 1,520 sqft  
Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

ATTENTION INVESTORS! Welcome to this stunning half duplex with DOUBLE CAR ATTACHED GARAGE & LEGAL SECONDARY SUITE by Cranston Master Builder! Featuring beautiful cabinetry, an upgraded backsplash, S/S Appliances & elegant quartz countertop -the true highlights of the kitchen! The space flows effortlessly into the dining area, and spacious living room perfect for both family meals & entertainment. A convenient half bath completes the main floor. Upstairs, youâ€™ll find a spacious primary bedroom with a 5-piece ensuite. Two additional bedrooms, a full bath, & upstairs laundry finish off the upper level. The basement has a separate entrance to its very own LEGAL secondary suite! Perfect for a rent helper or to maximize your investment! Outside, enjoy the added convenience of a double detached garage! \*Home is under construction. Photos are of same floorpan but not of actual home. Some finishings may differ.



THE CAMPARI

FRONT DRIVE DUPLEX

TOTAL SQUARE FOOTAGE 1,512+ sf  
BEDROOMS 3 | BATHROOMS 2.5

Attached Garage

Legal Basement Suite with Separate Entrance

1

Main floor offers spacious kitchen, dining and living room.

2

Upper level features a primary bedroom with ensuite, and two additional bedrooms and bathroom.

3

Legal basement suite with separate entrance offers an additional revenue stream and potential for increased rental income.

4

Attached garage provides convenience and additional storage space.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432633  |
| Price     | \$515,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,520         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 100 Mitchell Bend    |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 2E0              |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking   | Double Garage Attached     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            April 24th, 2025  
Days on Market       7  
Zoning                 Zone 81

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