

# \$515,000 - 108 Mitchell Bend, Leduc

MLS® #E4443941

**\$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® #	E4443941
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	108 Mitchell Bend
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T2

### 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                June 20th, 2025  
Days on Market        17  
Zoning                    Zone 81

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