

\$774,900 - 56 Mckenzie Close, Leduc

MLS® #E4449351

\$774,900

4 Bedroom, 3.50 Bathroom, 2,609 sqft

Single Family on 0.00 Acres

Meadowview Park_LEDU, Leduc, AB

Welcome to this SPACIOUS, A/C'd HOME - EXCELLENT Location in a QUIET Cul-De-Sac w/3,745.21 Sq Ft of Total Developed Living Space, an attached INSULATED/HEATED 3 1/2 CAR GARAGE (Room for all your Toys!!), 4 Bed, 3.5 Baths, 2 Furnaces + a LEGAL One-Bedroom SUITE with SEPARATE ENTRANCE (2019) = MORTGAGE HELPER!! The Main Floor features both VAULTED & 9'™ CEILINGS, Fresh Paint, HARDWOOD + TILE floors. Stunning Kitchen w/TWO-TONED CABINETRY, KITCHEN ISLAND, WALL OVEN, ELECTRIC COOKTOP + WALK-Through PANTRY. There is a COZY GAS F/P in the LIVING Room, DINING Room, OFFICE, 2 pc Bath, & LAUNDRY/MUDROOM w/access to the garage. Upstairs has 4 pc Bath, 3 BEDROOMS, incl/HUGE PRIMARY w/5 pc ENSUITE + a BONUS ROOM for added living space. The FULL BASEMENT incl/Legal Suite, LVP & TILE flooring, Storage Room, SEPARATE LAUNDRY & FURNACE for enhanced functionality. Features incl/HOT WATER ON DEMAND, ALARM SYSTEM (Telus \$45/mo monitor) & EXTERIOR LIGHTING. A move-in-ready HOME has INCOME POTENTIAL, COMFORT & STYLE in LEDUC!!

Built in 2014

Essential Information



MLS® #	E4449351
Price	\$774,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,609
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	56 Mckenzie Close
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0P2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Vaulted Ceiling
Parking Spaces	6
Parking	Front Drive Access, Heated, Insulated, Over Sized, Tandem, Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Storage Shed, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, See Remarks

Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Concrete, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stone, Vinyl
Foundation	Concrete Perimeter, Wood

Additional Information

Date Listed	July 24th, 2025
Days on Market	17
Zoning	Zone 81

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Listing information last updated on August 10th, 2025 at 2:47am MDT