

## \$487,500 - 922 Morris Way, Leduc

MLS® #E4448891

**\$487,500**

4 Bedroom, 3.50 Bathroom, 1,492 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Beautiful duplex built by Santos Construction. There's tons of living space with 4 bedrooms, 4 bathrooms, and a fully finished basement. The kitchen has a large island, lots of cabinet space, and a pantry. Main floor also includes a half bathroom, living room, and dining space. Upstairs has a master bedroom (ensuite with shower and walk in closet), 2 other bedrooms, laundry area with built-in shelving, and a full bathroom. The basement has one large bedroom, full bathroom with shower and built-in shelves, family room, and wet bar (cabinets and counter tops are all the same as the main floor). The deck is larger with aluminum railings and a perfect area for a bbq. There are stairs down to the well kept backyard ready for entertaining. This house is located in the amazing community of Meadowview, less than a block away from the Dino Park ???!

Built in 2020

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448891  |
| Price      | \$487,500 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,492         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 922 Morris Way       |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1E9              |

### Amenities

|           |                                                                                                                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, Walk-up Basement, Wet Bar |
| Parking   | Double Garage Attached, Insulated                                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                         |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 21st, 2025

Days on Market                12

Zoning                            Zone 81

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Listing information last updated on August 2nd, 2025 at 6:47pm MDT