

## \$685,000 - 100 Miller Wynd, Leduc

MLS® #E4434055

**\$685,000**

3 Bedroom, 2.50 Bathroom, 2,430 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Nestled against a tree-line with views of the pond, this beautiful home offers both privacy and natural beauty. The sought-after Emerald model by Cranston welcomes you with an elegant front entry that opens into a bright & spacious main living area. The open-concept layout maximizes natural light & showcases the stunning backyard views. A spacious living room with a distinctive fireplace flows seamlessly into the timeless kitchen, which features a large island, extended cabinetry, and a convenient walkthrough pantry perfect for both everyday living and entertaining. The main floor also includes a powder room, a thoughtfully designed mudroom with a built-in bench, and a front den ideal for a home office. The lighted staircase leads to a cozy bonus room that provides additional living space. The primary suite features a striking feature wall, a luxurious five-piece ensuite bath, and a walk-in closet. Two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level.

Built in 2025

### Essential Information

MLS® # E4434055

Price \$685,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,430
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	100 Miller Wynd
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1R7

### Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Private Setting, Schools, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 30th, 2025

Days on Market 65

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 July 4th, 2025 at 1:03pm MDT