

## \$824,900 - 49 Dalquist Bay, Leduc

MLS® #E4421364

**\$824,900**

3 Bedroom, 2.50 Bathroom, 2,496 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Outstanding Art Homes home backing the pond in Meadowview! This home has a triple garage, gorgeous views, stunning finishings, large windows, vaulted ceilings, open to above living room, a walkout basement, multiple balconies, 9-foot ceilings on all 3 levels, and open-riser staircase. Main floor features a beautiful glass wall separating the large den, amazing kitchen with 2-tone cabinetry, spacious dining area and living room with 18 foot ceilings and a beautiful feature wall surrounding the large electric fireplace. Upstairs features 3 bedrooms including the primary with vaulted ceilings, large W/I closet and a dream ensuite. The bonus room has a unique look with a wall with built in interior window panes. Finishing off the upper floor is a laundry room, and a jack and jill bathroom in between the other bedrooms with 2 sinks. This home backs directly onto the pond and walking trail with access to parks, playgrounds, and ODR. 5k appliance allowance.

Built in 2024

### Essential Information

MLS® #	E4421364
Price	\$824,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,496
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	49 Dalquist Bay
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0N5

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Vaulted Ceiling, Walkout Basement
Parking Spaces	6
Parking	Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Schools, Stream/Pond

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Caledonia Park
Middle	Leduc Junior High
High	Leduc Composite

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	77
Zoning	Zone 81

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