

\$449,900 - 958 Morris Way, Leduc

MLS® #A2237278

\$449,900

3 Bedroom, 3.00 Bathroom, 1,610 sqft

Residential on 0.09 Acres

Meadowview Park_LEDU, Leduc, Alberta

Discover 958 Morris Way – a stylish and spacious half duplex offers 1,609 sq ft of beautifully designed living space, situated on an oversized lot backing directly onto a park. Step inside to a spacious foyer and be welcomed by 9-foot ceilings, an abundance of natural light, and elegant luxury vinyl plank flooring that flows throughout the main level. The modern island kitchen features stainless steel appliances, stone countertops, a generous corner pantry, and overlooks the inviting living room with a cozy gas fireplace. Just off the dining nook, step out onto the rear deck and enjoy your expansive backyard with raised garden beds and gate access to the park – perfect for family fun and outdoor entertaining.

Upstairs, you’ll love the bright bonus room with vaulted ceilings and a flex nook – ideal for a reading corner, homework station, or home office. Double French doors lead to a serene primary suite complete with a walk-in closet and 4-piece ensuite. Two additional bedrooms and a full bath round out the upper level. The basement offers large windows, excellent natural light, and awaits your personal touch.

Currently leased at \$2,300/month until October 1, 2025, this is a turnkey investment opportunity with the option for earlier possession through tenant assumption.

Whether you're looking to grow your investment portfolio or secure your next home, 958 Morris Way is an exceptional opportunity



nestled in the community of Meadowview Park
one of Leduc's most sought-after
communities.

Built in 2017

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2237278 |
| Price | \$449,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,610 |
| Acres | 0.09 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 958 Morris Way |
| Subdivision | Meadowview Park_LEDU |
| City | Leduc |
| County | Leduc |
| Province | Alberta |
| Postal Code | T9E 1G1 |

Amenities

| | |
|----------------|----------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, French Door |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|-----------------|------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Playground |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Environmental Reserve |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 5th, 2025 |
| Days on Market | 6 |
| Zoning | RNL |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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