

## \$640,000 - 8 Moberg Close, Leduc

MLS® #E4444412

**\$640,000**

3 Bedroom, 2.50 Bathroom, 2,269 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

This stunning home has it all—separate entrance, heated triple garage, and high-end finishings throughout! Step inside to gleaming hardwood floors, a main floor office/den, and a bright open-concept layout. The chef-inspired kitchen features a gas stove, modern cabinetry, and designer lighting. The living room impresses with a brick fireplace, soaring ceilings, and an open-to-below design with large windows for tons of natural light. Upstairs you'll find glass railings, 3 spacious bedrooms, and a bonus area. The primary suite offers a gorgeous 5pc ensuite with elevated ceilings. Enjoy the convenience of a full laundry room with built-in cabinets. The heated triple garage has epoxy floors, floor drain, and hot/cold taps. Outside you'll love the enclosed deck, dog run, and proximity to parks, schools, and trails. The separate entrance leads to an unfinished basement ready for your ideas!

Built in 2018

### Essential Information

MLS® #	E4444412
Price	\$640,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,269
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8 Moberg Close
Area	Leduc
Subdivision	Meadowview Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Vinyl Windows, HRV System
Parking Spaces	6
Parking	Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Masonry
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Caledonia Park School
Middle	Leduc Composite High
High	Leduc Composite High

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	8
Zoning	Zone 81

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