

# \$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	9
Zoning	RNL

## Listing Details

Listing Office	URBAN-REALTY.ca
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