

## \$597,000 - 36 Dalquist Bay, Leduc

MLS® #E4463419

**\$597,000**

3 Bedroom, 2.00 Bathroom, 1,521 sqft

Single Family on 0.00 Acres

Meadowview Park\_LEDU, Leduc, AB

Tucked away on a quiet and private cul-de-sac, this beautiful custom built bungalow offers the ideal blend of comfort, space, and design potential. Sitting on a large, perfectly shaped lot, it's the perfect canvas to create your dream backyard with plenty of room for relaxation, play, or entertaining. Inside, the layout is designed for hosting friends and family, featuring open living spaces that flow effortlessly from room to room. The primary suite serves as a private retreat with a spa-inspired ensuite and walk-in closet, while the secondary bedrooms are generously sized each offering its own walk-in closet, and one featuring a Jack-and-Jill style bathroom that doubles as a private ensuite. The spacious basement leaves future design potential to create your custom space to fit your wants and needs ! Located in the fast-growing, highly sought-after community of Meadowview, Leduc, this home perfectly balances privacy, function, and lifestyle making it an exceptional choice for modern family living.

Built in 2025

### Essential Information

MLS® # E4463419

Price \$597,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,521                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 36 Dalquist Bay      |
| Area        | Leduc                |
| Subdivision | Meadowview Park_LEDU |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1N7              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Fireplaces        | Insert                    |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Cul-De-Sac, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Stone, Vinyl                                                   |

Foundation                      Slab

**Additional Information**

Date Listed                      October 24th, 2025

Days on Market                6

Zoning                            Zone 81

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Listing information last updated on October 29th, 2025 at 10:17pm MDT