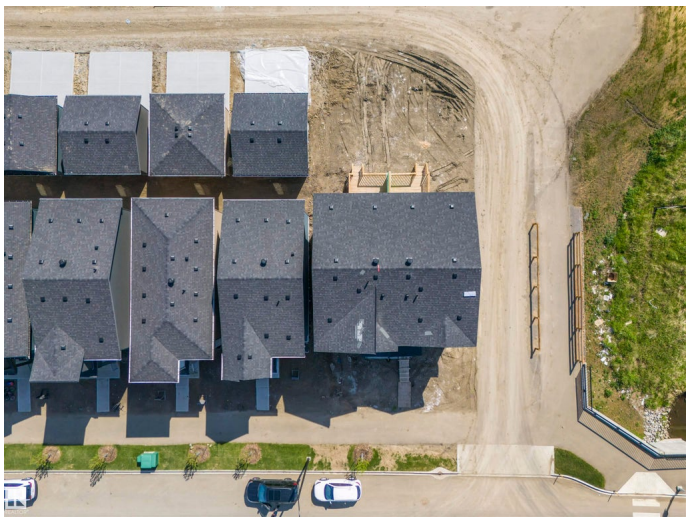
Courtesy Of Gurkarn Gill Of Royal Lepage Arteam Realty

$499,000 - 201 Deer Valley Drive, Leduc

MLS® #E4452976

$499,000
3 Bedroom, 3.00 Bathroom, 1,570 sqft
Single Family on 0.00 Acres

Deer Valley, Leduc, AB



Welcome to this stylish and thoughtfully designed half-duplex in the highly sought-after community of Deer Valley, Leduc. This spacious home offers 4 BEDROOMS and 3 FULL BATHROOMS, including a MAIN-FLOOR BEDROOM AND BATH perfect for guests, a home office, or aging-in-place convenience. The OPEN-CONCEPT MAIN LEVEL features a MODERN KITCHEN WITH STAINLESS STEEL APPLIANCES, PANTRY STORAGE, and a BRIGHT LIVING AREA IDEAL FOR ENTERTAINING. Upstairs youâ€™ll find THREE GENEROUS BEDROOMS, including a PRIVATE PRIMARY SUITE, a FULL MAIN BATH, and the convenience of UPPER-FLOOR LAUNDRY. A SEPARATE SIDE ENTRANCE provides excellent potential for a FUTURE LEGAL SUITEâ€”perfect for MULTI-GENERATIONAL LIVING OR RENTAL INCOME. Ideally located STEPS FROM SCHOOLS, PARKS, PLAYGROUNDS, AND WALKING TRAILS, with quick access to LEDUC COMMONâ€™S SHOPPING AND DINING, the LEDUC RECREATION CENTRE, Hwy 2, and the EDMONTON INTERNATIONAL AIRPORT, this home blends COMFORT, STYLE, AND LOCATION in a vibrant family-friendly community.

Built in 2024

Essential Information

MLS® #	E4452976
Price	$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,570
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	201 Deer Valley Drive
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1S8

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	No Garage
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl

Exterior Features	Airport Nearby, Back Lane, Corner Lot, Creek, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 14th, 2025
Days on Market	6
Zoning	Zone 81

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Listing information last updated on August 20th, 2025 at 5:17pm MDT