

## \$520,000 - 201 Deer Valley Drive, Leduc

MLS® #E4440606

**\$520,000**

4 Bedroom, 3.00 Bathroom, 1,570 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Welcome to this stylish and functional half duplex located in the highly sought-after community of Deer Valley, Leduc! This home features 4 bedrooms, 3 full bathrooms, and a separate side entrance offering potential for a future legal suite—ideal for multi-generational living or investment income. The main floor boasts a modern open-concept kitchen with stainless steel appliances, pantry, and a bright, spacious living area. A main-floor bedroom and full bath provide extra versatility for guests or home office needs. Upstairs includes 3 generously sized bedrooms, a full main bath, a private primary suite, and an upper-level laundry room for added convenience. Complete with a single attached garage, full driveway, and a backyard ready for your finishing touches. Steps from schools, parks, walking trails, and amenities, with quick access to Hwy 2 and the Edmonton International Airport—this is an ideal home in a growing family-friendly community!

Built in 2024

### Essential Information

MLS® #	E4440606
Price	\$520,000
Bedrooms	4
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, No Animal Home, No Smoking Home
Parking	No Garage

### 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 5th, 2025

Days on Market 58

Zoning Zone 81

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