# **\$445,000 - 203 Deer Valley Drive, Leduc**

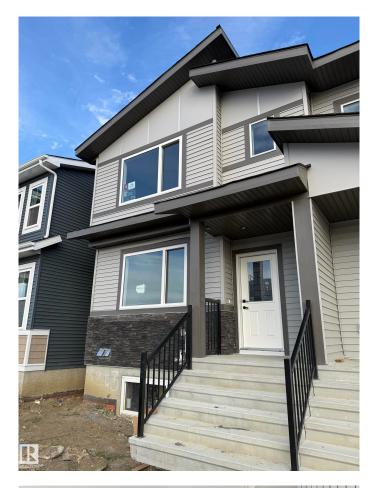
MLS® #E4462171

### \$445,000

4 Bedroom, 3.00 Bathroom, 1,570 sqft Single Family on 0.00 Acres

Creekside (Leduc), Leduc, AB

Why rent when you can own? 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, you'II 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 Common's shopping and dining, the Leduc Recreation Centre, Hwy 2, and the Edmonton International Airport, this home perfectly blends comfort, style, and location.





Built in 2024

## **Essential Information**

MLS® # E4462171 Price \$445,000 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 203 Deer Valley Drive

Area Leduc

Subdivision Creekside (Leduc)

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1S8

## **Amenities**

Amenities On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet

Organizers, Deck, Hot Water Natural Gas, No Animal Home, No

**Smoking Home** 

Parking See Remarks

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Flat Site, Golf Nearby, Playground Nearby,

Public Transportation, Schoo

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed October 15th, 2025

Days on Market 19

Zoning Zone 81



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