

\$325,000 - 258 Avena Circle, Leduc

MLS® #E4442251

\$325,000

3 Bedroom, 1.50 Bathroom, 1,301 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

NO CONDO FEES and READY TO MOVE IN!
Perfect for first-time buyers or young families, this adorable half duplex in Leduc has all the comfort and convenience youâ€™re dreaming of â€“ plus loads of charm and value! With 3 bedrooms and 2 bathrooms, this freshly painted two-storey beauty is totally turn-key â€“ just bring your stuff and settle right in. Enjoy a bright, open kitchen and living space thatâ€™s flooded with natural light, plus roomy bedrooms upstairs for everyone to spread out. Got big plans? The unfinished basement is your blank canvas! Outside, kick back on the spacious 12 x 12 rear deck or park hassle-free on the roomy 20 x 18 parking pad finished with sturdy 4-inch road crush. Bonus peace of mind: the hot water tank was replaced in June 2018, and the furnace got a fresh check-up just last November. Nestled in a friendly neighborhood, youâ€™re minutes from parks, schools, shopping, and everything else you need. Donâ€™t wait â€“ this gem wonâ€™t last long!

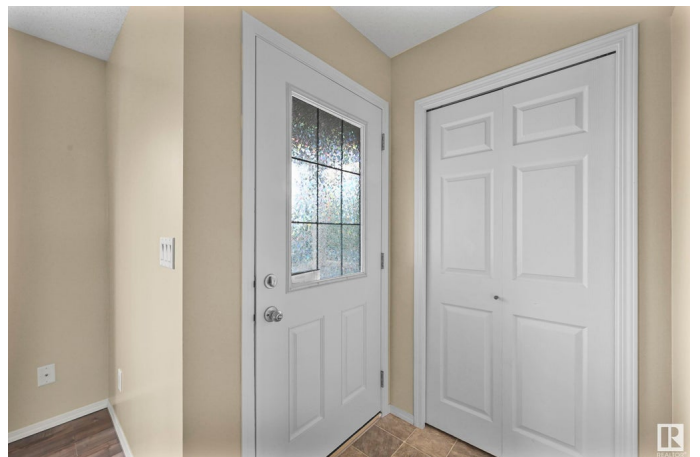
Built in 2009

Essential Information

MLS® # E4442251

Price \$325,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,301
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	258 Avena Circle
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0L9

Amenities

Amenities	Deck, Front Porch, See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 2025
Days on Market 2
Zoning Zone 81

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