

## \$499,000 - 203 Deer Valley Drive, Leduc

MLS® #E4452987

**\$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 you'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 SUITE—perfect for MULTI-GENERATIONAL LIVING OR RENTAL INCOME. Ideally located STEPS FROM SCHOOLS, PARKS, PLAYGROUNDS, AND WALKING TRAILS, with quick access to LEDUC COMMONS™ 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® #         | E4452987      |
| 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     | 203 Deer Valley Drive |
| Area        | Leduc                 |
| Subdivision | Deer Valley           |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 1S8               |

## Amenities

|               |                                                                                                                           |
|---------------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Carbon Monoxide Detectors, 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        | Appliances Negotiable, See Remarks |
| Heating           | Forced Air-2, Natural Gas          |
| Fireplace         | Yes                                |
| Fireplaces        | Wall Mount                         |
| Stories           | 2                                  |
| Has Basement      | Yes                                |
| Basement          | Full, Unfinished                   |

## Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                               |
| Exterior Features | Airport Nearby, Back Lane, Creek, Flat Site, Golf Nearby, Picnic Area, 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 5:32am MDT