

## \$520,000 - 203 Deer Valley Drive, Leduc

MLS® #E4440591

**\$520,000**

4 Bedroom, 3.00 Bathroom, 1,570 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Welcome to this beautifully designed half duplex in the desirable community of Deer Valley, Leduc! This home offers 4 bedrooms, 3 full bathrooms, and a separate side entrance with future legal suite potential—perfect for extended family or investors. The main floor features an open-concept layout with a modern kitchen, stainless steel appliances, pantry, and a bright living area. A rare main-floor bedroom and full bathroom provide added flexibility. Upstairs you'll find 3 more spacious bedrooms, including the primary suite, as well as a convenient upper-floor laundry room. Enjoy the added value of a single attached garage, full driveway, and a landscaped backyard ready for your personal touch. Located close to schools, shopping, playgrounds, walking trails, and with easy access to Hwy 2 and Edmonton International Airport. A great opportunity in one of Leduc's most family-friendly neighbourhoods

Built in 2024

### Essential Information

MLS® #	E4440591
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	203 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, Parking Pad Cement/Paved

### 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, 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 61

Zoning Zone 81

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