

# \$590,000 - 227 Deer Valley Drive, Leduc

MLS® #E4430179

## \$590,000

6 Bedroom, 4.00 Bathroom, 1,798 sqft

Single Family on 0.00 Acres

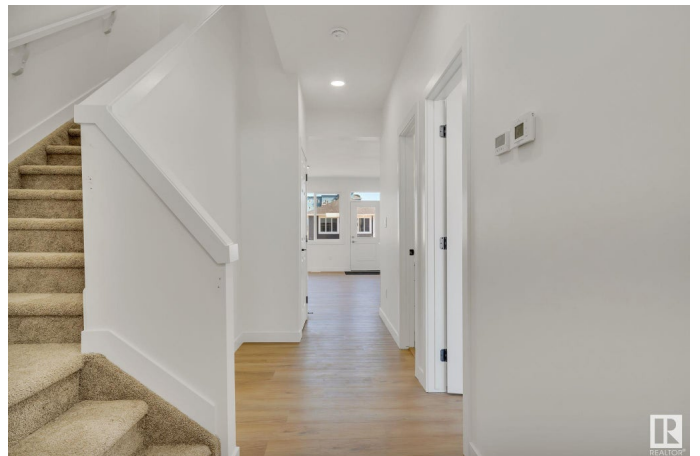
Deer Valley, Leduc, AB

Welcome to 227 Deer Valley Drive in Leduc! This brand-new 6 bedroom, 4 bathroom home offers modern living, triple pane windows, HRV System, Spray Foam Insulation, with a LEGAL 2-bedroom Basement Suite featuring a full kitchen (with dishwasher) and stacked laundry. The main floor boasts 9' ceilings, a bright open-concept layout with a kitchen island, dining area, living room, full bathroom, and a flex room ideal as an office or bedroom. Upstairs you'll find the spacious primary suite with double sinks, walk-in closet, plus two additional bedrooms, a 4-piece bath, bonus room, and laundry room with extra storage. A beautiful, functional home in Leduc's newest community, and includes with a 20x20 garage pad.

Built in 2025

### Essential Information

MLS® #	E4430179
Price	\$590,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,798
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	227 Deer Valley Drive
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0L7

### **Amenities**

Amenities	Ceiling 9 ft., Deck, HRV System
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks, Builder Appliance Credit
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	12
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 5:32pm MDT