

# \$520,000 - 201 Deer Valley Drive, Leduc

MLS® #E4440606

**\$520,000**

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

Deer Valley, Leduc, AB

Welcome to this stylish and functional half duplex located in the highly sought-after community of Deer Valley, Leduc! This home features 4 bedrooms, 3 full bathrooms, and a separate side entrance offering potential for a future legal suite—ideal for multi-generational living or investment income. The main floor boasts a modern open-concept kitchen with stainless steel appliances, pantry, and a bright, spacious living area. A main-floor bedroom and full bath provide extra versatility for guests or home office needs. Upstairs includes 3 generously sized bedrooms, a full main bath, a private primary suite, and an upper-level laundry room for added convenience. Complete with a single attached garage, full driveway, and a backyard ready for your finishing touches. Steps from schools, parks, walking trails, and amenities, with quick access to Hwy 2 and the Edmonton International Airport—this is an ideal home in a growing family-friendly community!

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440606  |
| 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     | 201 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                                          |

### 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, Corner Lot, 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 12

Zoning Zone 81

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