

\$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 59

Zoning Zone 81

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Listing information last updated on August 3rd, 2025 at 1:02pm MDT