

## \$339,000 - 238 Avena Circle, Leduc

MLS® #E4461343

**\$339,000**

4 Bedroom, 2.00 Bathroom, 754 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Affordable and spacious home designed to suit your family life or a great rental property. Bi Level means all windows in the basement are large and above grade to make the space feel like a main floor only half a flight down from the entrance. When you walk into this home you will be greeted with a high ceiling in the dedicated foyer. Rising to the main floor this home offers a Generous bedroom or den with large window and bathroom flowing into the open concept living with vaulted ceilings, Open concept kitchen (with Pantry), dining, living all with vaulted ceilings, clean and modern. Owning in Leduc for this price and getting 1400+ sqr ft built in 2007 framed with 2x6. Downstairs with being a Bi-level you have large windows above grade to bring ample light to your 2 bedrooms and Master with walk in closet. Step out to a Georgios Deck with a pergola offering plenty of privacy. Further at the rear of the property you have space to park your vehicles, RV, or future development of a Detached garage.

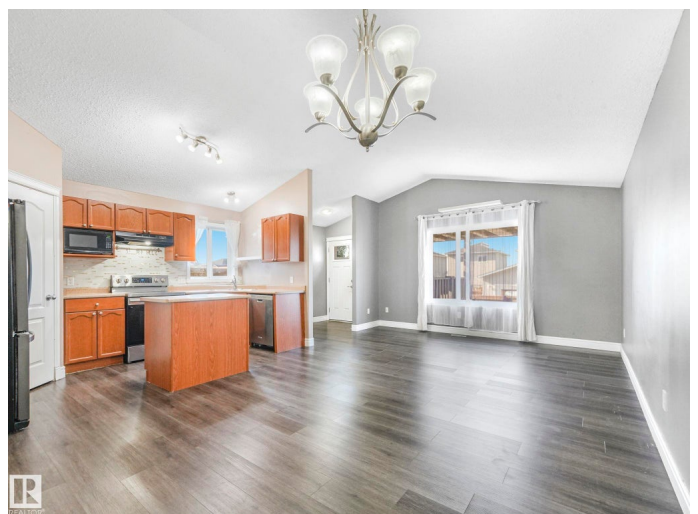
Built in 2007

### Essential Information

MLS® # E4461343

Price \$339,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 754           |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 238 Avena Circle |
| Area        | Leduc            |
| Subdivision | Deer Valley      |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0L8          |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Deck, Exterior Walls- 2"x6", No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 2                                                                                          |
| Parking        | 2 Outdoor Stalls                                                                           |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                               |
| Exterior Features | Airport Nearby, Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Brick, Vinyl                               |
| Foundation        | Concrete Perimeter                               |

### Additional Information

Date Listed            October 8th, 2025

Days on Market      6

Zoning                Zone 81

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Listing information last updated on October 14th, 2025 at 6:47am MDT