

## \$294,900 - 101 Deer Valley Drive, Leduc

MLS® #E4438377

**\$294,900**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Condo / Townhouse on 0.00 Acres

Deer Valley, Leduc, AB

RARE OPPORTUNITY!! Welcome to Deer Valley Gardens! This meticulously kept and updated 1313 sq ft 3 BEDROOM, 2 1/2 bath townhouse is READY TO MOVE INTO!! You can feel the care, warmth and attention to detail as you walk into the kitchen and OPEN CONCEPT great room. You will love the gorgeous dark laminate throughout the main floor, the chocolate maple cabinets with pot drawers are a very classy touch. The STANDOUT kitchen has GRANITE COUNTER TOPS, a cozy island, WALK IN PANTRY, STAINLESS STEEL APPLIANCES and a GAS OVEN!!! Updated VINYL PLANK flooring throughout the upper staircase and hallway. Upstairs you will find a main 4 piece bath, 3 spacious bedrooms, with the main bedroom having a 4 piece ENSUITE and WALK IN CLOSET. Basement is ideal for storage or development of your choice, the deck is the perfect size for a summer BBQ get together, the single attached garage just adds convenience. 2 minutes from Leduc Common, and great access to Hwy 2 and Hwy 39. Only 5 minutes to the International Airport.

Built in 2012

### Essential Information

MLS® # E4438377

Price \$294,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	101 Deer Valley Drive
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0S3

### Amenities

Amenities	No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 24th, 2025
Days on Market	22
Zoning	Zone 81
Condo Fee	\$309

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Listing information last updated on June 15th, 2025 at 10:47am MDT