

\$589,000 - 322 Ash Close, Leduc

MLS® #E4440796

\$589,000

3 Bedroom, 2.50 Bathroom, 2,229 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Located in the popular community of Deer Valley is this Beautiful 2229 sq/ft home with a Double Attached Heated Garage, and a Huge Backyard! The Main Level of the home hosts the Spacious Living Room with a gas fireplace open to the Kitchen, and Dining Room. The Kitchen has a raised eating bar, Walk-through pantry, and access to the raised deck that has a gas BBQ hookup. A 2 piece bathroom, and the Laundry room with access to the Double Attached Heated Garage complete the main floor. The Upper Level has the Primary Bedroom with a walk-in closet, and 5 piece Ensuite Bathroom. Two more Bedrooms, another 5 piece Bathroom, and a Bonus Room Conclude the Upper Level. The Walk-Out Basement leads to the Large, Fenced, Landscaped, Backyard with a Patio Pad, Natural Gas Fire Pit, and a Storage Shed. This Home has Air Conditioning, Custom Wood Window Coverings, and many other upgrades ready to be enjoyed by its new owners!

Built in 2007

Essential Information

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|-----------|-----------|
| MLS® # | E4440796 |
| Price | \$589,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,229 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 322 Ash Close |
| Area | Leduc |
| Subdivision | Deer Valley |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0E1 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, Air Conditioner, Deck, Fire Pit, Parking-Extra, See Remarks, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached, Heated, Insulated, Parking Pad Cement/Paved, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Water Softener, Window Coverings, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

| | |
|-------------------|--|
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 17 |
| Zoning | Zone 81 |

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Listing information last updated on June 22nd, 2025 at 9:32pm MDT