

## \$520,000 - 203 Deer Valley Drive, Leduc

MLS® #E4440591

**\$520,000**

4 Bedroom, 3.00 Bathroom, 1,570 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Welcome to this beautifully designed half duplex in the desirable community of Deer Valley, Leduc! This home offers 4 bedrooms, 3 full bathrooms, and a separate side entrance with future legal suite potential—perfect for extended family or investors. The main floor features an open-concept layout with a modern kitchen, stainless steel appliances, pantry, and a bright living area. A rare main-floor bedroom and full bathroom provide added flexibility. Upstairs you'll find 3 more spacious bedrooms, including the primary suite, as well as a convenient upper-floor laundry room. Enjoy the added value of a single attached garage, full driveway, and a landscaped backyard ready for your personal touch. Located close to schools, shopping, playgrounds, walking trails, and with easy access to Hwy 2 and Edmonton International Airport. A great opportunity in one of Leduc's most family-friendly neighbourhoods

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440591  |
| 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     | 203 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, Parking Pad Cement/Paved                |

### 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, 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 37

Zoning Zone 81

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Listing information last updated on July 12th, 2025 at 5:47pm MDT