

## \$450,000 - 203 Deer Valley Drive, Leduc

MLS® #E4452987

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,570 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Welcome to this stylish and thoughtfully designed half-duplex in the highly sought-after community of Deer Valley, Leduc. This spacious home offers 4 BEDROOMS and 3 FULL BATHROOMS, including a MAIN-FLOOR BEDROOM AND BATH perfect for guests, a home office, or aging-in-place convenience. The OPEN-CONCEPT MAIN LEVEL features a MODERN KITCHEN WITH STAINLESS STEEL APPLIANCES, PANTRY STORAGE, and a BRIGHT LIVING AREA IDEAL FOR ENTERTAINING. Upstairs you'll find THREE GENEROUS BEDROOMS, including a PRIVATE PRIMARY SUITE, a FULL MAIN BATH, and the convenience of UPPER-FLOOR LAUNDRY. A SEPARATE SIDE ENTRANCE provides excellent potential for a FUTURE LEGAL SUITE—perfect for MULTI-GENERATIONAL LIVING OR RENTAL INCOME. Ideally located STEPS FROM SCHOOLS, PARKS, PLAYGROUNDS, AND WALKING TRAILS, with quick access to LEDUC COMMONS SHOPPING AND DINING, the LEDUC RECREATION CENTRE, Hwy 2, and the EDMONTON INTERNATIONAL AIRPORT, this home blends COMFORT, STYLE, AND LOCATION in a vibrant family-friendly community.

Built in 2024



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4452987      |
| Price          | \$450,000     |
| 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, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking       | No Garage                                                                                                                 |
| Is Waterfront | Yes                                                                                                                       |

## Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | ensuite bathroom                   |
| Appliances        | Appliances Negotiable, See Remarks |
| Heating           | Forced Air-2, Natural Gas          |
| Fireplace         | Yes                                |
| Fireplaces        | Wall Mount                         |
| Stories           | 2                                  |
| Has Basement      | Yes                                |
| Basement          | Full, Unfinished                   |

## Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                               |
| Exterior Features | Airport Nearby, Back Lane, Creek, Flat Site, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 61                |
| Zoning         | Zone 81           |

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Listing information last updated on October 13th, 2025 at 11:32pm MDT