

\$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 potentialâ€”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 Leducâ€™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 29

Zoning Zone 81

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