

# \$599,900 - 227 Deer Valley Drive, Leduc

MLS® #E4462222

**\$599,900**

6 Bedroom, 4.00 Bathroom, 1,755 sqft  
Single Family on 0.00 Acres

Creekside (Leduc), Leduc, AB

Welcome Home! Detached single-family home in Leduc featuring a legal secondary suite with 6 total bedrooms and 4 bathrooms. Spacious 1,755 sqft floor plan with open-concept living and modern finishes throughout. The main floor offers a large bedroom, full bathroom, bright kitchen overlooking the dining and living area with fireplace and feature wall. Upstairs includes a bonus room, upper laundry, 3 bedrooms, and a primary suite with walk-in closet and ensuite. The legal suite features a separate side entrance, 2 bedrooms, full kitchen, laundry, and open living area—ideal as a mortgage helper or investment opportunity. Located in a great area with easy access to amenities. Rear parking pad and optional appliance package available. Move-in ready and full of potential!

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462222  |
| Price          | \$599,900 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,755     |
| Acres          | 0.00      |
| Year Built     | 2024      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 227 Deer Valley Drive |
| Area        | Leduc                 |
| Subdivision | Creekside (Leduc)     |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 1S8               |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking   | Parking Pad Cement/Paved   |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | ensuite bathroom                      |
| Appliances        | See Remarks, Builder Appliance Credit |
| Heating           | Forced Air-2, Natural Gas             |
| Fireplace         | Yes                                   |
| Fireplaces        | Stone Facing                          |
| Stories           | 3                                     |
| Has Suite         | Yes                                   |
| Has Basement      | Yes                                   |
| Basement          | Full, Finished                        |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Back Lane, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Concrete Perimeter                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 17                 |

## Zoning

## Zone 81

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Listing information last updated on November 1st, 2025 at 6:32am MDT