

\$520,000 - 201 Deer Valley Drive, Leduc

MLS® #E4440606

\$520,000

4 Bedroom, 3.00 Bathroom, 1,570 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Welcome to this stylish and functional half duplex located in the highly sought-after community of Deer Valley, Leduc! This home features 4 bedrooms, 3 full bathrooms, and a separate side entrance offering potential for a future legal suite—ideal for multi-generational living or investment income. The main floor boasts a modern open-concept kitchen with stainless steel appliances, pantry, and a bright, spacious living area. A main-floor bedroom and full bath provide extra versatility for guests or home office needs. Upstairs includes 3 generously sized bedrooms, a full main bath, a private primary suite, and an upper-level laundry room for added convenience. Complete with a single attached garage, full driveway, and a backyard ready for your finishing touches. Steps from schools, parks, walking trails, and amenities, with quick access to Hwy 2 and the Edmonton International Airport—this is an ideal home in a growing family-friendly community!

Built in 2024

Essential Information

MLS® #	E4440606
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	201 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

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, Corner Lot, 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 61

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 6:17am MDT