

\$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

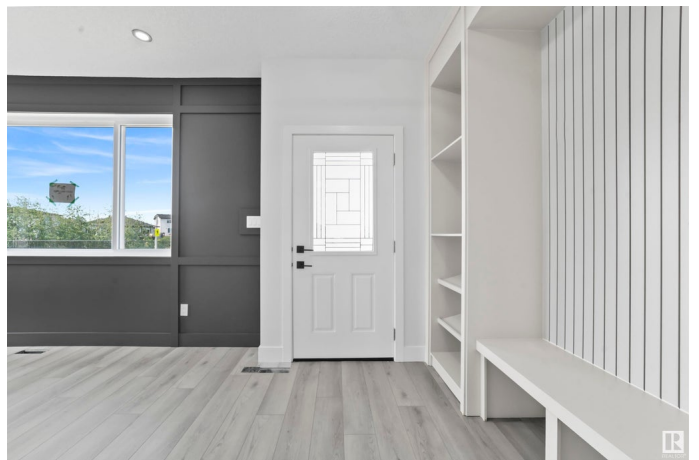
Deer Valley, Leduc, AB

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 38

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 July 13th, 2025 at 2:32pm MDT