

\$590,000 - 227 Deer Valley Drive, Leduc

MLS® #E4430179

\$590,000

6 Bedroom, 4.00 Bathroom, 1,798 sqft
Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Welcome to 227 Deer Valley Drive in Leduc! This brand-new 6 bedroom, 4 bathroom home offers modern living, triple pane windows, HRV System, Spray Foam Insulation, with a LEGAL 2-bedroom Basement Suite featuring a full kitchen (with dishwasher) and stacked laundry. The main floor boasts 9' ceilings, a bright open-concept layout with a kitchen island, dining area, living room, full bathroom, and a flex room ideal as an office or bedroom. Upstairs you'll find the spacious primary suite with double sinks, walk-in closet, plus two additional bedrooms, a 4-piece bath, bonus room, and laundry room with extra storage. A beautiful, functional home in Leduc's newest community, and includes with a 20x20 garage pad.

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4430179 |
| Price | \$590,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,798 |
| Acres | 0.00 |
| Year Built | 2025 |



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

Community Information

| | |
|-------------|-----------------------|
| Address | 227 Deer Valley Drive |
| Area | Leduc |
| Subdivision | Deer Valley |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0L7 |

Amenities

| | |
|----------------|---------------------------------|
| Amenities | Ceiling 9 ft., Deck, HRV System |
| Parking Spaces | 2 |
| Parking | Parking Pad Cement/Paved |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 116 |

Zoning

Zone 81

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