

## **\$294,900 - 101 Deer Valley Drive, Leduc**

MLS® #E4438377

**\$294,900**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Condo / Townhouse on 0.00 Acres

Deer Valley, Leduc, AB

**RARE OPPORTUNITY!!** Welcome to Deer Valley Gardens! This meticulously kept and updated 1313 sq ft 3 BEDROOM, 2 1/2 bath townhouse is **READY TO MOVE INTO!!** You can feel the care, warmth and attention to detail as you walk into the kitchen and **OPEN CONCEPT** great room. You will love the gorgeous dark laminate throughout the main floor, the chocolate maple cabinets with pot drawers are a very classy touch. The **STANDOUT** kitchen has **GRANITE COUNTER TOPS**, a cozy island, **WALK IN PANTRY**, **STAINLESS STEEL APPLIANCES** and a **GAS OVEN!!!** Updated **VINYL PLANK** flooring throughout the upper staircase and hallway. Upstairs you will find a main 4 piece bath, 3 spacious bedrooms, with the main bedroom having a 4 piece **ENSUITE** and **WALK IN CLOSET**. Basement is ideal for storage or development of your choice, the deck is the perfect size for a summer BBQ get together, the single attached garage just adds convenience. 2 minutes from Leduc Common, and great access to Hwy 2 and Hwy 39. Only 5 minutes to the International Airport.



Built in 2012

### **Essential Information**

MLS® #                      E4438377

Price                        \$294,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	101 Deer Valley Drive
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0S3

### Amenities

Amenities	No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 24th, 2025
Days on Market	23
Zoning	Zone 81
Condo Fee	\$309

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