

\$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

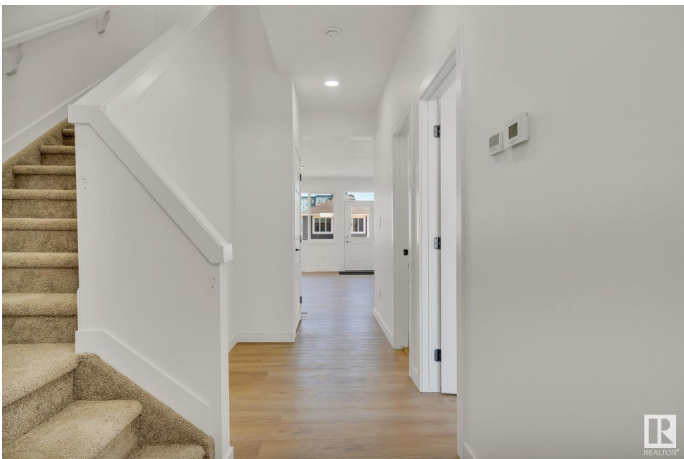
Deer Valley, Leduc, AB

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	69

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 June 17th, 2025 at 2:17am MDT