

## \$620,000 - 205 Deer Valley Drive, Leduc

MLS® #E4425137

### \$620,000

6 Bedroom, 4.00 Bathroom, 1,663 sqft  
Single Family on 0.00 Acres

Creekside (Leduc), Leduc, AB

Step into quality! This 2 storey brand new home with double car garage located in Creekside Leduc is the perfect first-time opportunity along with great investor potential! With an abundance of natural light, you walk into open concept living, a sleek fireplace feature and natural toned upgraded vinyl flooring. The kitchen has been designed with functionality and timeless style with white cabinetry to ceiling, integrated hood fan and a feature island with wood toned accents. The main floor is host to a bedroom along with full bath and upgraded tiled glass shower. Upstairs you are met with the same vinyl flooring, bonus room, stacked laundry, and 3 bedrooms. The primary with walk-in closet and upgraded build-ins, dual ensuite vanities, a free-standing soaker tub nestled next to the glass tiled shower. The additional bedrooms share the 4 piece common bath with same finishings throughout. The LEGAL BASEMENT SUITE is home to 2 bedrooms, 4 piece bath, build-to-match kitchen, and SEPARATE ENTRANCE and laundry.

Built in 2025

### Essential Information

MLS® #	E4425137
Price	\$620,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,663
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	205 Deer Valley Drive
Area	Leduc
Subdivision	Creekside (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1S8

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 11th, 2025

Days on Market 42

Zoning Zone 81

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