

## **\$294,900 - 124 101 Deer Valley Drive, Leduc**

MLS® #E4443612

**\$294,900**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Condo / Townhouse on 0.00 Acres

Deer Valley, Leduc, AB

INVESTOR ALERT!! 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!!! LUXURY 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® # E4443612

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     | 124 101 Deer Valley Drive |
| Area        | Leduc                     |
| Subdivision | Deer Valley               |
| City        | Leduc                     |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T9E 0S3                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Single Garage Attached   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Playground Nearby, |

|              |                              |
|--------------|------------------------------|
|              | Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Vinyl                  |
| Foundation   | Concrete Perimeter           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 81         |
| Condo Fee      | \$309           |

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Listing information last updated on July 6th, 2025 at 4:32pm MDT