

## **\$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	6
Zoning	Zone 81
Condo Fee	\$309

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