

# \$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

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Listing information last updated on June 16th, 2025 at 10:02pm MDT