

\$599,900 - 227 Deer Valley Drive, Leduc

MLS® #E4462222

\$599,900

6 Bedroom, 4.00 Bathroom, 1,755 sqft

Single Family on 0.00 Acres

Creekside (Leduc), Leduc, AB

Welcome Home! Legal Secondary Suite in Leduc with 6 Total Bedrooms and 4 Bathrooms. Terrific location with easy access to everything. Side entrance with contained secondary suite. Parking pad in back with side walk access to front back and side of property. Large floor plan with 1755 Sq Ft. Open Concept and Move In Ready. Main floor has large bedroom, full bathroom, and ample kitchen overlooking dining area and living room with fireplace and feature wall. Top floor has bonus room, upper floor laundry, 3 more bedrooms, and 2 full bathrooms. Large master bedroom with walk in closet and full ensuite bathroom. Ideal side entrance with access to secondary suite. Large floor plan with 2 bedrooms and full bathroom. Suite has second laundry and full kitchen. Open space for living room and dining. Great opportunity to invest and live in Leduc for investment property or well built mortgage helper. Appliance Package Available. Do not let this one pass you by!

Built in 2024

Essential Information

MLS® #	E4462222
Price	\$599,900
Bedrooms	6
Bathrooms	4.00



Full Baths	4
Square Footage	1,755
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	227 Deer Valley Drive
Area	Leduc
Subdivision	Creekside (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1S8

Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks, Builder Appliance Credit
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 15th, 2025
Days on Market 8
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 October 23rd, 2025 at 10:32am MDT