

## \$579,900 - 102 Anise Close, Leduc

MLS® #E4432441

**\$579,900**

5 Bedroom, 2.50 Bathroom, 2,364 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Beautiful 2 storey home is located in a quiet cul-de-sac & a beautiful lot with Ravine Views. The huge backyard has a no-maintenance 2 tiered deck, hottub & loads of space. Inside the 2nd storey grand entrance you have your 1st living room, dining room, beautiful open staircase. Spacious office with a cool brick wall accent, 2 piece powder room, main floor laundry. The updated kitchen with lots of cabinets, quartz counters & butcher block island leads to eating area with garden door to your deck & family room with fireplace & soaring ceilings with floor to ceiling windows & motorized blinds. So much morning light in these rooms- beautiful. Hardwood floors, central AC. Upstairs offers 3 bedrooms, primary suite is lovely w/ a walk in closet & ensuite with jacuzzi tub, separate shower. Bedroom 2 features vaulted ceilings & its own private balcony. Perfect spot for evening sunsets. Basement is partially finished with 2 bedrooms, flex space, lots of room to finish w/ 6th bedroom potential. Immaculate!!

Built in 2007

### Essential Information

MLS® # E4432441

Price \$579,900

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,364
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	102 Anise Close
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0C7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Tub
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing, See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane,

	Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 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 May 1st, 2025 at 7:02am MDT