# \$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 convivence. 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 8

Zoning Zone 81

Condo Fee \$309

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