

## \$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 | 12                 |
| Zoning         | Zone 81            |

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Listing information last updated on October 27th, 2025 at 7:48am MDT