

\$294,900 - 124 101 Deer Valley Drive, Leduc

MLS® #E4438377

\$294,900

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Condo / Townhouse on 0.00 Acres

Deer Valley, Leduc, AB

RARE OPPORTUNITY!! 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!!!** Updated **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 convenience. 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® # E4438377

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 | No Smoking Home |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | See Remarks |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 24th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 81 |
| Condo Fee | \$309 |

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Listing information last updated on June 4th, 2025 at 11:02pm MDT