

\$325,000 - 258 Avena Circle, Leduc

MLS® #E4442251

\$325,000

3 Bedroom, 1.50 Bathroom, 1,301 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

NO CONDO FEES and READY TO MOVE IN! Perfect for first-time buyers or young families, this adorable half duplex in Leduc has all the comfort and convenience youâ€™re dreaming of â€“ plus loads of charm and value! With 3 bedrooms and 2 bathrooms, this freshly painted two-storey beauty is totally turn-key â€“ just bring your stuff and settle right in. Enjoy a bright, open kitchen and living space thatâ€™s flooded with natural light, plus roomy bedrooms upstairs for everyone to spread out. Got big plans? The unfinished basement is your blank canvas! Outside, kick back on the spacious 12 x 12 rear deck or park hassle-free on the roomy 20 x 18 parking pad finished with sturdy 4-inch road crush. Bonus peace of mind: the hot water tank was replaced in June 2018, and the furnace got a fresh check-up just last November. Nestled in a friendly neighborhood, youâ€™re minutes from parks, schools, shopping, and everything else you need. Donâ€™t wait â€“ this gem wonâ€™t last long!

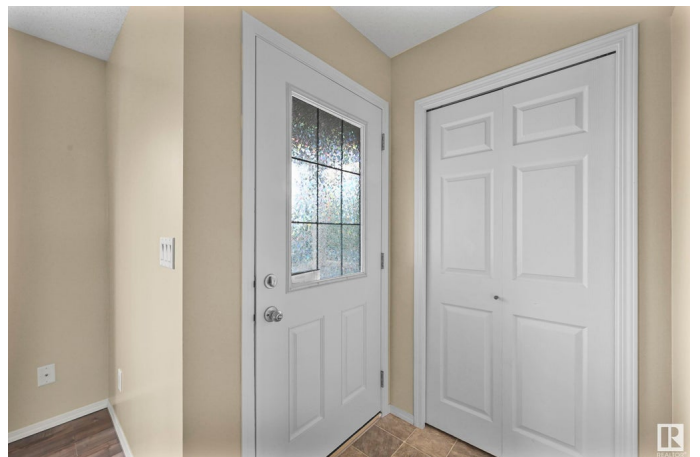
Built in 2009

Essential Information

MLS® # E4442251

Price \$325,000

Bedrooms 3



| | |
|----------------|---------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,301 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 258 Avena Circle |
| Area | Leduc |
| Subdivision | Deer Valley |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0L9 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | Deck, Front Porch, See Remarks |
| Parking Spaces | 2 |
| Parking | 2 Outdoor Stalls, Rear Drive Access |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 81

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