

# \$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

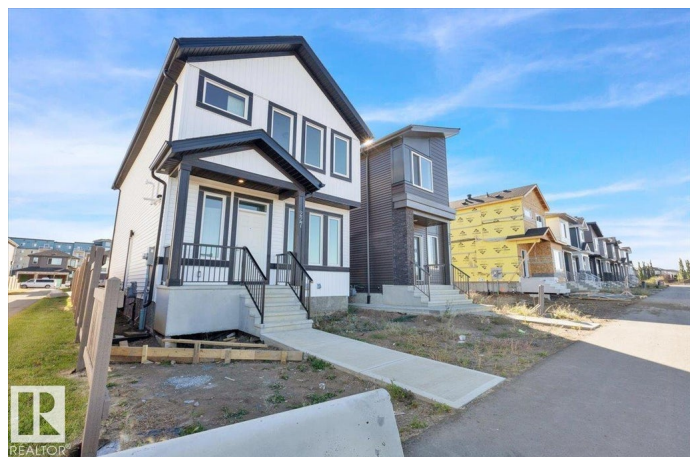
Creekside (Leduc), Leduc, AB

Welcome Home! Detached single-family home in Leduc featuring a legal secondary suite with 6 total bedrooms and 4 bathrooms. Spacious 1,755 sqft floor plan with open-concept living and modern finishes throughout. The main floor offers a large bedroom, full bathroom, bright kitchen overlooking the dining and living area with fireplace and feature wall. Upstairs includes a bonus room, upper laundry, 3 bedrooms, and a primary suite with walk-in closet and ensuite. The legal suite features a separate side entrance, 2 bedrooms, full kitchen, laundry, and open living area—ideal as a mortgage helper or investment opportunity. Located in a great area with easy access to amenities. Rear parking pad and optional appliance package available. Move-in ready and full of potential!

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	21

## 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 November 5th, 2025 at 2:32am MST