

## \$467,900 - 203 Avena Circle, Leduc

MLS® #E4456537

**\$467,900**

3 Bedroom, 2.50 Bathroom, 1,864 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Looking for the perfect family home? This charming 1864 sq ft, 3-bedroom home is designed with families in mind. Step inside to an inviting open-concept main floor that makes it easy to stay connected. The bright living room with cozy fireplace is perfect for family movie nights or weekend relaxation. The modern kitchen features newer stainless appliances, a breakfast bar, and plenty of counter space. Check the convenience of main flr laundry with newer washer and dryer. Upstairs, you'll find new carpeting thru out. A large bonus room thatâ€™s a perfect playroom, homework zone, or family media space has large sunny windows. The primary bedroom is a true retreat, featuring walk-in closet and luxurious 5-piece ensuite. Two more spacious bedrooms complete this level. Stay comfortable year-round with central A/C, and enjoy the outdoors on the huge backyard deckâ€™ plenty of space for summer BBQs. This home offers everything your family needs - space to grow, room to play, and features you'll love. Don't miss out!

Built in 2010

### Essential Information

MLS® # E4456537

Price \$467,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,864                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 203 Avena Circle |
| Area        | Leduc            |
| Subdivision | Deer Valley      |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0L7          |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached                                |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                |
| Fireplaces        | Tile Surround                                                                                                                                                                                      |
| Stories           | 2                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                             |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                             |

### **School Information**

|        |                      |
|--------|----------------------|
| Middle | Leduc Jr High School |
|--------|----------------------|

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 81             |

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Listing information last updated on September 15th, 2025 at 7:02pm MDT