# \$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 you'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 that'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, you're minutes from parks, schools, shopping, and everything else you need. Don't wait â€" this gem won't last long!



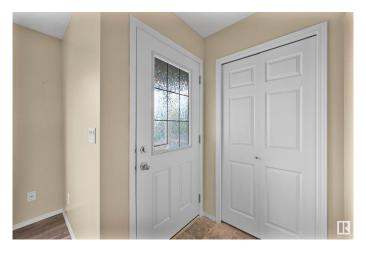
## **Essential Information**

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 2

Zoning Zone 81

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