

## \$349,900 - 238 Avena Circle, Leduc

MLS® #E4450688

**\$349,900**

4 Bedroom, 2.00 Bathroom, 754 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Perfect starter home, affordable and spacious. Landscaping and deck ready for all outdoor enthusiasts. When you walk into this home you will be greeted with a high ceiling in the dedicated foyer. As you rise to the main floor this home offers a Generous bedroom and bathroom flowing into the open concept living, dining and kitchen all with vaulted ceilings, clean and modern. With all new floors on the main level this home shows pride of ownership. Owning in Leduc for this price and getting 1400+ sqr ft of finished living space is still attainable. Downstairs with being a Bi-level you have large windows above grade to bring ample light to your 2 bedrooms and aster with walk in closet. The Deck is well developed with a pergola offering plenty of privacy. Further at the rear of the property you have space to park your vehicles, RV, or future development of a Detached garage.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450688  |
| Price          | \$349,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 754       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2007          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | Bi-Level      |
| Status     | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 238 Avena Circle |
| Area        | Leduc            |
| Subdivision | Deer Valley      |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0L8          |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Vaulted Ceiling   |
| Parking Spaces | 2                 |
| Parking        | Rear Drive Access |

### Interior

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

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Airport Nearby, Fenced, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 49              |

## Zoning

## Zone 81

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Listing information last updated on September 18th, 2025 at 8:17pm MDT