

\$354,900 - 238 Avena Circle, Leduc

MLS® #E4450688

\$354,900

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	\$354,900
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	12

Zoning

Zone 81

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