

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

MLS® #E4456537

**\$467,900**

3 Bedroom, 2.50 Bathroom, 1,864 sqft  
Single Family on 0.00 Acres

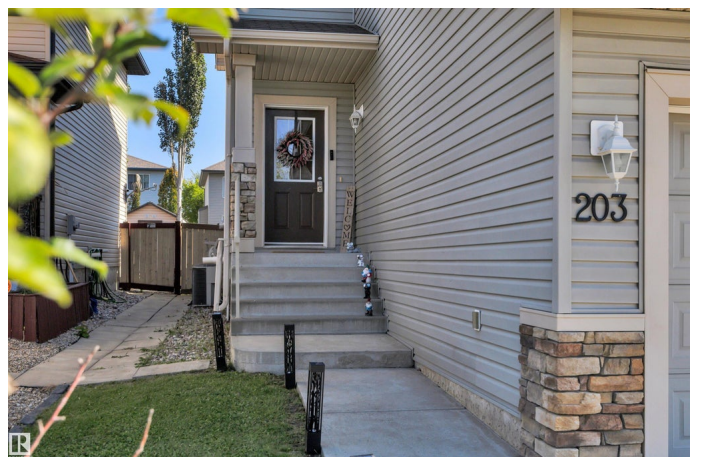
Deer Valley, Leduc, AB

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
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### **Additional Information**

Date Listed	September 6th, 2025
Days on Market	5
Zoning	Zone 81

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Listing information last updated on September 11th, 2025 at 1:48pm MDT