

\$599,900 - 227 Deer Valley Drive, Leduc

MLS® #E4462222

\$599,900

6 Bedroom, 4.00 Bathroom, 1,755 sqft
Single Family on 0.00 Acres

Creekside (Leduc), Leduc, AB

Welcome Home! Detached single-family home in Leduc featuring a legal secondary suite with 6 total bedrooms and 4 bathrooms. Spacious 1,755 sqft floor plan with open-concept living and modern finishes throughout. The main floor offers a large bedroom, full bathroom, bright kitchen overlooking the dining and living area with fireplace and feature wall. Upstairs includes a bonus room, upper laundry, 3 bedrooms, and a primary suite with walk-in closet and ensuite. The legal suite features a separate side entrance, 2 bedrooms, full kitchen, laundry, and open living area—ideal as a mortgage helper or investment opportunity. Located in a great area with easy access to amenities. Rear parking pad and optional appliance package available. Move-in ready and full of potential!

Built in 2024

Essential Information

MLS® #	E4462222
Price	\$599,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,755
Acres	0.00
Year Built	2024



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	227 Deer Valley Drive
Area	Leduc
Subdivision	Creekside (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1S8

Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks, Builder Appliance Credit
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
Days on Market	13

Zoning

Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 28th, 2025 at 6:32pm MDT