

## \$470,000 - 219 Avena Circle, Leduc

MLS® #E4436307

**\$470,000**

4 Bedroom, 2.50 Bathroom, 1,857 sqft

Single Family on 0.00 Acres

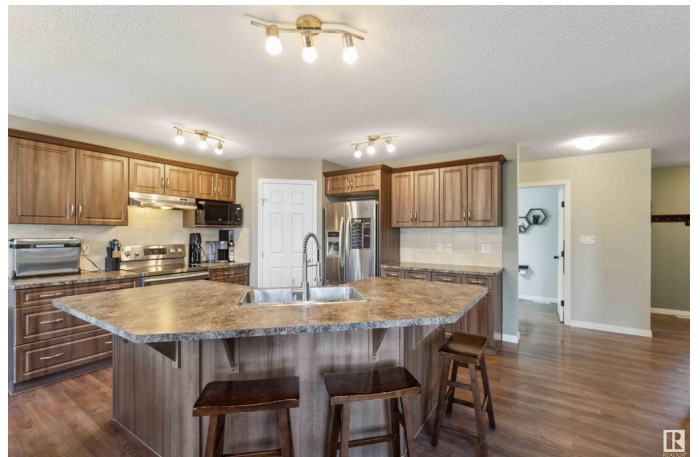
Deer Valley, Leduc, AB

Welcome to this beautiful 2-storey home in sought-after Deer Valley! With 4 spacious bedrooms upstairs and 2.5 bathrooms, this family-friendly home offers space, comfort, and functionality. The main floor features a cozy living room with a gas fireplace, a huge kitchen island perfect for entertaining, and central A/C to keep things cool. With a walk through pantry from the kitchen to garage and main floor laundry, life will be easy. Step outside to a fully fenced and landscaped yard with a two-tiered deck—ideal for summer evenings. The upper floor includes a bright bonus room for extra hangout space. Located on a charming tree-lined street with a front-attached double garage, this home is close to the new high school, shopping, and quick highway access—just minutes to the airport and Costco! The unfinished basement awaits your personal touch. Furnace & Hot Water Tank both replaced 2024 and Freshly Painted.

Built in 2009

### Essential Information

MLS® #	E4436307
Price	\$470,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,857
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	219 Avena Circle
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0L8

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
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, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Willow Park
Middle	Leduc Junior High
High	Ohpaho

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	3
Zoning	Zone 81

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Listing information last updated on May 17th, 2025 at 4:17am MDT