

\$324,999 - 238 Avena Circle, Leduc

MLS® #E4461343

\$324,999

4 Bedroom, 2.00 Bathroom, 754 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Affordable and spacious home designed to suit your family life or a great rental property. Bi Level means all windows in the basement are large and above grade to make the space feel like a main floor only half a flight down from the entrance. When you walk into this home you will be greeted with a high ceiling in the dedicated foyer. Rising to the main floor this home offers a Generous bedroom or den with large window and bathroom flowing into the open concept living with vaulted ceilings, Open concept kitchen (with Pantry), dining, living all with vaulted ceilings, clean and modern. Owning in Leduc for this price and getting 1400+ sqr ft built in 2007 framed with 2x6. Downstairs with being a Bi-level you have large windows above grade to bring ample light to your 2 bedrooms and Master with walk in closet. Step out to a Georgios Deck 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® # E4461343

Price \$324,999

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	Deck, Exterior Walls- 2"x6", No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 8th, 2025

Days on Market 38

Zoning Zone 81

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