

## **\$279,900 - 150 101 Deer Valley Drive, Leduc**

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MLS® #E4415831

**\$279,900**

3 Bedroom, 2.50 Bathroom, 1,201 sqft

Condo / Townhouse on 0.00 Acres

Deer Valley, Leduc, AB

This 3 bedroom, two and half bathrooms has a nice open floorplan and is an ideal match for first-time homebuyers or savvy investors. The kitchen has granite counter tops and a walk-in pantry. There are lots of cabinets and a centre island with a double sink and eating bar.

There's a garden door to a good size deck, ideal for summer BBQ's. The living room has a cozy gas fireplace and nice bright windows overlooking the back yard. Upstairs you'll find 3 spacious bedrooms. The primary bedroom has a large walk-in closet and a nice 4pc ensuite. The basement is unspoiled waiting for your own design. Home needs new carpet. Situated in the popular community of Deer Valley, close to shopping, schools, parks, & public transportation. Easy access to HWY



Built in 2009

### **Essential Information**

MLS® #	E4415831
Price	\$279,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,201
Acres	0.00

Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	150 101 Deer Valley Drive
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0S3

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", Hot Water Natural Gas
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 9th, 2024
Days on Market	93
Zoning	Zone 81

Condo Fee            \$309

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