

\$479,000 - 116 Awentia Street, Leduc

MLS® #E4416558

\$479,000

3 Bedroom, 2.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

This 1550 sq. ft. almost brand new, dream home for a family. Entering into main floor is living, dining, kitchen, half washroom and big closet. Upstairs have master bedroom with en-suite bath. Two more bedrooms, a nook that can be used as a bonus room or office area, full bath and laundry. Quality and beauty is maintained throughout, like quartz countertop, designed cabinets. Basement is being developed as a one bedroom legal suite. Once finished, it can be rented out for a big help towards your mortgage payment. There is a separate entrance to basement. Did I mention double attached spacious garage. Own a private backyard and for more privacy, you just need to build a fence on one side. Cost of completing basement as one bedroom legal suite is included in the listing price.

Built in 2024

Essential Information

MLS® #	E4416558
Price	\$479,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.00



Year Built 2024
Type Single Family
Sub-Type Residential Attached
Style 2 Storey
Status Active

Community Information

Address 116 Awentia Street
Area Leduc
Subdivision Deer Valley
City Leduc
County ALBERTA
Province AB
Postal Code T9E 1H5

Amenities

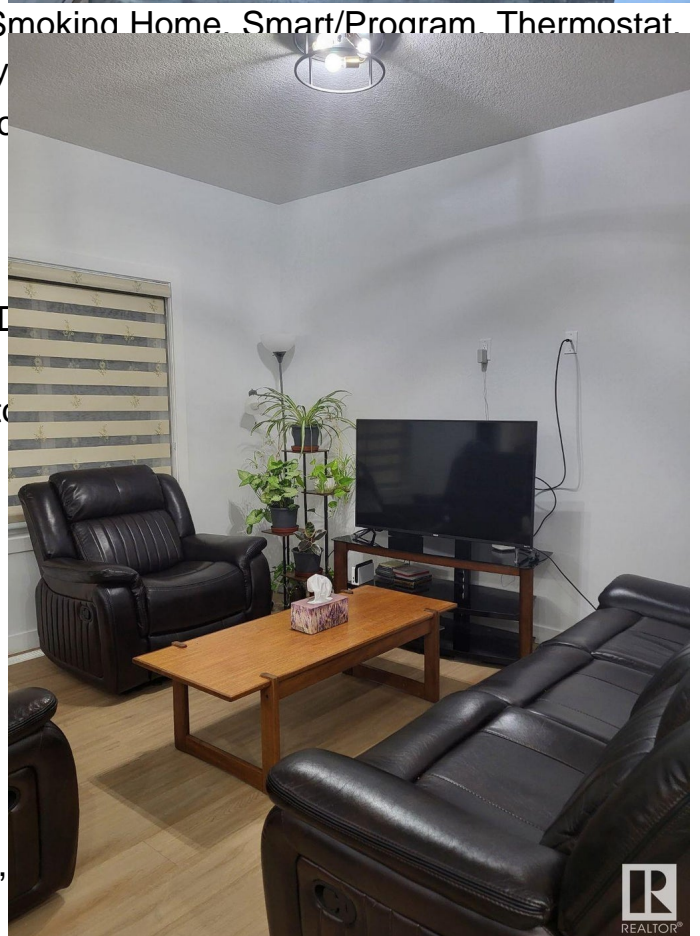
Amenities On Street Parking, Carbon Detectors Smoke, Dugout B Gas, No Animal Home, No Smoking Home, Smart/Program Thermostat
Exterior Walls 2"x8", HRV Sy
Parking Double Garage Attached, Fro

Interior

Interior Features ensuite bathroom
Appliances Dishwasher - Energy Star, D Garage Opener, Hood Refrigerator-Energy Star, St Energy Star
Heating Forced Air-1, Natural Gas
Stories 3
Has Basement Yes
Basement See Remarks

Exterior

Exterior Wood, Vinyl
Exterior Features Airport Nearby, Cul-De-Sac, Nearby, Partially Fenced
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter



Additional Information

Date Listed	December 23rd, 2024
Days on Market	81
Zoning	Zone 81

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