

## \$325,000 - 258 Avena Circle, Leduc

MLS® #E4442251

**\$325,000**

3 Bedroom, 1.50 Bathroom, 1,301 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

**NO CONDO FEES and READY TO MOVE IN!**  
Perfect for first-time buyers or young families, this adorable half duplex in Leduc has all the comfort and convenience youâ€™re dreaming of â€“ plus loads of charm and value! With 3 bedrooms and 2 bathrooms, this freshly painted two-storey beauty is totally turn-key â€“ just bring your stuff and settle right in. Enjoy a bright, open kitchen and living space thatâ€™s flooded with natural light, plus roomy bedrooms upstairs for everyone to spread out. Got big plans? The unfinished basement is your blank canvas! Outside, kick back on the spacious 12 x 12 rear deck or park hassle-free on the roomy 20 x 18 parking pad finished with sturdy 4-inch road crush. Bonus peace of mind: the hot water tank was replaced in June 2018, and the furnace got a fresh check-up just last November. Nestled in a friendly neighborhood, youâ€™re minutes from parks, schools, shopping, and everything else you need. Donâ€™t wait â€“ this gem wonâ€™t last long!

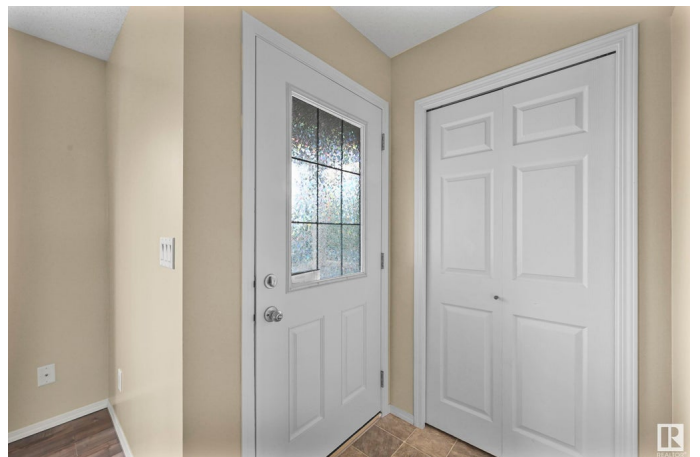
Built in 2009

### Essential Information

MLS® # E4442251

Price \$325,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,301         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 258 Avena Circle |
| Area        | Leduc            |
| Subdivision | Deer Valley      |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0L9          |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Deck, Front Porch, See Remarks      |
| Parking Spaces | 2                                   |
| Parking        | 2 Outdoor Stalls, Rear Drive Access |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 13th, 2025  
Days on Market                2  
Zoning                              Zone 81

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