# \$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

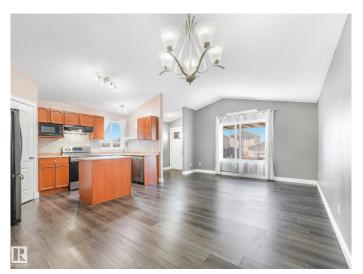
#### **Essential Information**

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 27

Zoning Zone 81

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