

## \$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!

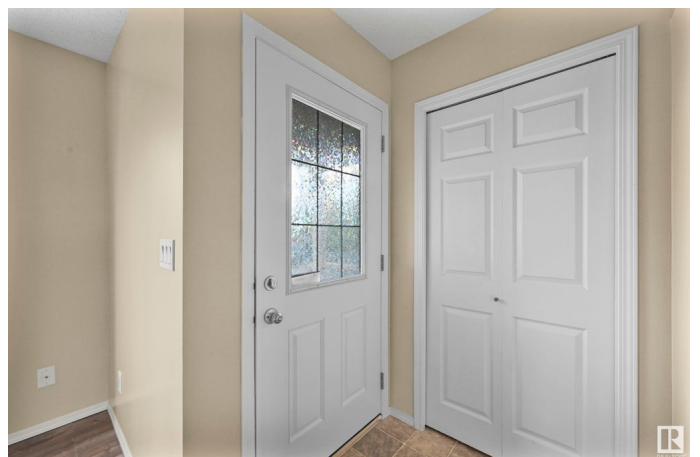
Built in 2009

### 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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