

## \$329,900 - 278 Avena Circle, Leduc

MLS® #E4448613

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,314 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

This Half Duplex is poised to be your next intelligent choice. Bathed in natural light, the home welcomes you with a charming front veranda, perfect for enjoying your morning coffee. Inside, you'll find a spacious living room with laminate floors that flow into a bright U-shaped kitchen, offering a view of the expansive pie-shaped backyard and plenty of room for dining. The huge yard with not one but two decks make entertaining a breeze. Upstairs features a 4pc bath and three generously sized bedrooms, including a primary suite with a private 4pc ensuite and double closets. The additional bedrooms also offer ample closet space, making storage simple and functional. The basement includes laundry and a large undeveloped area ready for your personal touch. With rear lane access, this home sits on a massive pie lot, ideal for future garage development, RV parking, or simply enjoying extra outdoor space. Additional upgrades include a AC and a newer Tankless HWT

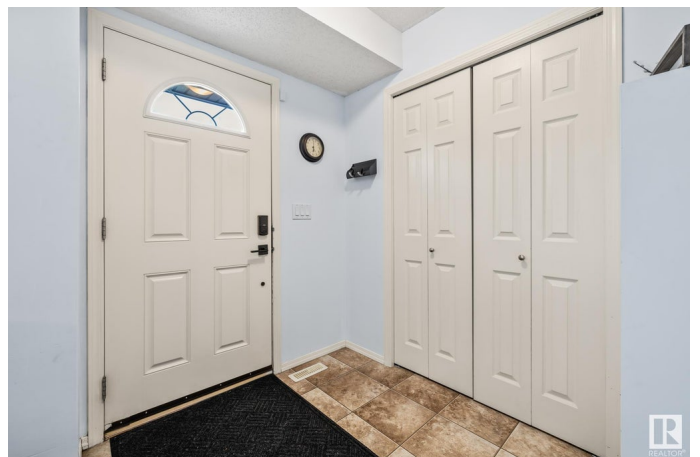
Built in 2007

### Essential Information

MLS® # E4448613

Price \$329,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,314
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	278 Avena Circle
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0L0

### Amenities

Amenities	Air Conditioner, Deck
Parking	Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, 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	Airport Nearby, Back Lane, Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 18th, 2025  
Days on Market        1  
Zoning                    Zone 81

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