

\$339,900 - 300 Awentia Drive, Leduc

MLS® #E4442022

\$339,900

3 Bedroom, 3.50 Bathroom, 1,461 sqft

Condo / Townhouse on 0.00 Acres

Deer Valley, Leduc, AB

Three bedroom condo, fully developed basement, & double attached garage. Lovely great room concept with 9 ft ceilings, gas fireplace & granite countertops. Patio doors off the dining area to your west facing deck for evening sunsets. Upstairs, 3 spacious bedrooms, with the primary suite offering a 4 pce ensuite & walk in closet. Enjoy the convenience of 2nd floor laundry, along with a computer or sitting area on this level. All three bedrooms wired for TV & internet. Basement is fully developed with with a large family room, full bath, & storage. Double attached garage is insulated & drywalled. Located within the Deer Valley subdivision, just steps away from numerous conveniences, minutes to the airport. Welcome home!

Built in 2016

Essential Information

MLS® #	E4442022
Price	\$339,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,461
Acres	0.00



Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	300 Awentia Drive
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 2X2

Amenities

Amenities	Ceiling 9 ft., Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 12th, 2025
Days on Market	3

Zoning	Zone 81
Condo Fee	\$304

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 9:17pm MDT