

\$500,000 - 304 Ash Close, Leduc

MLS® #E4424644

\$500,000

4 Bedroom, 3.50 Bathroom, 2,093 sqft
Single Family on 0.00 Acres

Deer Valley, Leduc, AB

FULLY FINISHED thoughtfully designed 2 storey in the BEST CUL-DE-SAC of Deer Valley featuring nearly 2100sq ft, 3+1 bedrooms, 3.5 baths, A/C & HEATED double attached garage! Recent upgrades include NEW FURNACE & HWT (2021) + enhanced attic & garage insulation (2023) Desirable open concept main floor with everyday living & entertaining in mind. Unique features include cozy gas fireplace with stylish niche above in the great room, walk-thru pantry from kitchen & converted back closet. Upstairs is home to 3 spacious bedrooms, including tranquil primary with spa-like 5pc ensuite & private balcony overlooking the yard. Convenient upstairs laundry with NEW VENTLESS DRYER. Large bonus room with soaring vaulted ceiling will accommodate all of the family's activities. The basement offers even more space with generous sized family room + WET BAR, 4th bedroom & 3pc bath! Enjoy the warmer weather out back with an oversized deck, yard for the kids to play & a fenced dog run. Playground, shopping & airport nearby!

Built in 2007

Essential Information

MLS® #	E4424644
Price	\$500,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,093
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	304 Ash Close
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E2

Amenities

Amenities	Air Conditioner, Deck, Dog Run-Fenced In, Front Porch, Vaulted Ceiling, Vinyl Windows, Wet Bar
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 7th, 2025
Days on Market	7
Zoning	Zone 81

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Listing information last updated on March 14th, 2025 at 7:32pm MDT