

## \$339,900 - 108 300 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	108 300 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	40

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 July 22nd, 2025 at 3:47pm MDT