

## \$499,900 - 150 Aston Bend, Leduc

MLS® #E4442460

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,957 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

ABSOLUTELY STUNNING WALK OUT HALF DUPLEX. Backing a pond in Deer Valley this 2-storey home with 1900sqft + a finished basement is a gem with its 4 bedrooms and 3 bathrooms. Simply incredible with all its features you will not want to miss this chance to own it. Extra long driveway, 24ft garage, lux vinyl plank thru entire home, 9ft ceilings, 8ft doors, floor to ceiling cabinetry, quartz counters everywhere, awesome upper floor laundry room. Top quality finishings and ideal layout. Fabulous south facing deck with a great view to top this all off.

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4442460      |
| Price          | \$499,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,957         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                |
|-------------|----------------|
| Address     | 150 Aston Bend |
| Area        | Leduc          |
| Subdivision | Deer Valley    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1L9        |

## Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Vinyl Windows, Walkout Basement |
| Parking   | Double Garage Attached                         |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 81         |

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 10:17pm MDT