

## \$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 13  
Zoning Zone 81

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