

## **\$579,900 - 322 Ash Close, Leduc**

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MLS® #E4440796

**\$579,900**

3 Bedroom, 2.50 Bathroom, 2,229 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Located in the popular community of Deer Valley is this Beautiful 2229 sq/ft home with a Double Attached Heated Garage, and a Huge Backyard! The Main Level of the home hosts the Spacious Living Room with a gas fireplace open to the Kitchen, and Dining Room. The Kitchen has a raised eating bar, Walk-through pantry, and access to the raised deck that has a gas BBQ hookup. A 2 piece bathroom, and the Laundry room with access to the Double Attached Heated Garage complete the main floor. The Upper Level has the Primary Bedroom with a walk-in closet, and 5 piece Ensuite Bathroom. Two more Bedrooms, another 5 piece Bathroom, and a Bonus Room Conclude the Upper Level. The Walk-Out Basement leads to the Large, Fenced, Landscaped, Backyard with a Patio Pad, Natural Gas Fire Pit, and a Storage Shed. This Home has Air Conditioning, Custom Wood Window Coverings, and many other upgrades ready to be enjoyed by its new owners!



Built in 2007

### **Essential Information**

MLS® #	E4440796
Price	\$579,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,229
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	322 Ash Close
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0E1

### Amenities

Amenities	Off Street Parking, Air Conditioner, Deck, Fire Pit, Parking-Extra, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Insulated, Parking Pad Cement/Paved, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Water Softener, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	47
Zoning	Zone 81

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