

\$579,900 - 322 Ash Close, Leduc

MLS® #E4440796

\$579,900

3 Bedroom, 2.50 Bathroom, 2,229 sqft

Single Family on 0.00 Acres

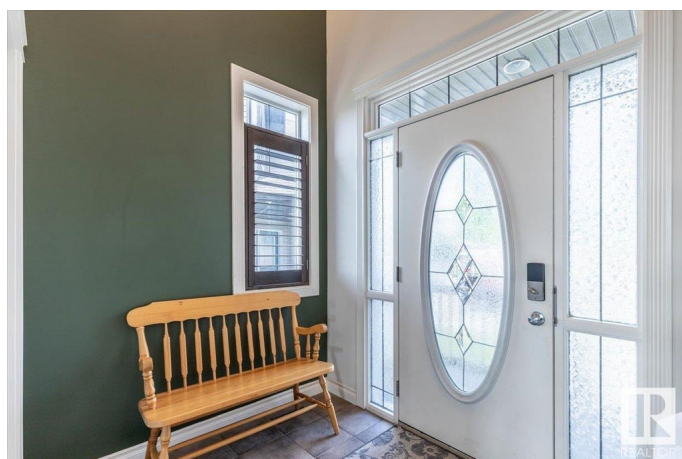
Deer Valley, Leduc, AB

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
----------	--------------------

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	27
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 July 3rd, 2025 at 10:18am MDT