

## \$334,900 - 108 300 Awentia Drive, Leduc

MLS® #E4442022

### \$334,900

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          | \$334,900 |
| 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 | 81              |

|           |         |
|-----------|---------|
| Zoning    | Zone 81 |
| Condo Fee | \$304   |

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Listing information last updated on August 31st, 2025 at 10:02pm MDT