

## \$589,000 - 322 Ash Close, Leduc

MLS® #E4440796

**\$589,000**

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     | \$589,000 |
| 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 | 2              |
| 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 8th, 2025 at 4:17pm MDT