

## \$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
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### 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	2
Zoning	Zone 81

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