

\$470,000 - 307 Avena Link, Leduc

MLS® #E4439693

\$470,000

4 Bedroom, 3.50 Bathroom, 1,226 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

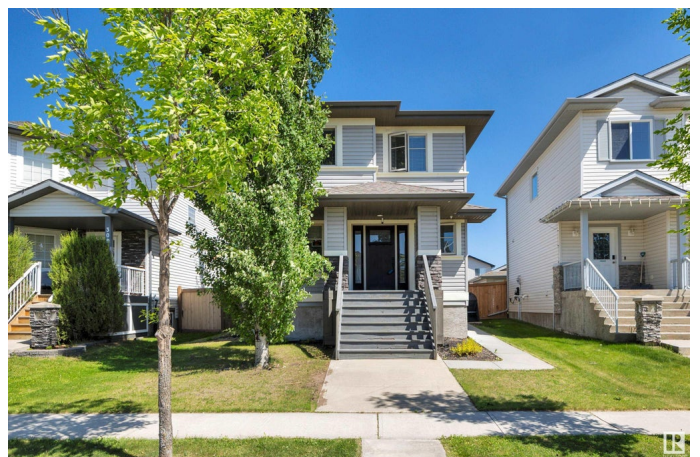
Investor Alert! Incredible opportunity to own a legally suited home with strong rental income already in place, generating \$3,000/month. Step inside to find carpet & luxury vinyl plank flooring, setting a fresh and modern tone. The main level features open floor plan with solid maple kitchen cabinets, and stainless steel appliances. A bright, open living room centers around a cozy gas fireplace, while the kitchen includes a large island overlooking the spacious 10x22 rear deck and fenced, landscaped yard—perfect for entertaining. Upstairs, enjoy a generous primary suite with walk-in closet & 4-piece tiled ensuite, plus two large bedrooms with excellent closet space and another full bathroom. The legal basement suite—with a long-term tenant—has a private side entrance, separate laundry, a spacious living area with durable laminate flooring, a fully equipped kitchen with thermofoil cabinets, a large bedroom, & another 4-piece bathroom. This is a turn-key investment in a desirable, income-generating property

Built in 2009

Essential Information

MLS® # E4439693

Price \$470,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	307 Avena Link
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0L8

Amenities

Amenities	Closet Organizers, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 31st, 2025
Days on Market	5
Zoning	Zone 81

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Listing information last updated on June 5th, 2025 at 4:33pm MDT