

## **\$470,000 - 307 Avena Link, Leduc**

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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 yardâ€”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 suiteâ€”with a long-term tenantâ€”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	6
Zoning	Zone 81

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