

## \$799,000 - 324 Aston Close, Leduc

MLS® #E4438856

**\$799,000**

5 Bedroom, 3.00 Bathroom, 2,730 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Walkout Double Car Garage Home Backing onto Pond || Pie-Shaped Lot || Cul-de-Sac Location || Fully FENCED !! Brand New Never lived in, home ready for you to call it home in the highly sought after neighborhood of Deer Valley in Leduc. SEPARATE SIDE DOOR ENTRANCE and a WALKOUT BASEMENT!!! The main floor of this stunning home has an OPEN TO ABOVE living room , stunning kitchen with center island, Half bath, open and bright front entrance , large sized deck off the dining area to enjoy! Spice Kitchen with high end finishes. Main floor Full bedroom & full bathroom. Glass railing leads to Upper level of this home & spacious bonus room, laundry, a Master bedroom with 5pc ensuite & Walk in closet, 3 more bedrooms and another full bathroom. Massive fenced yard space to enjoy with no neighbors at the back. Potential for legal suite that can be rented for around \$1600/month. Near amenities, highway access, bus stops, shopping, schools, parks and the airport! This is the perfect blend of luxury, space, and location.

Built in 2022

### Essential Information

MLS® # E4438856

Price \$799,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,730                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 324 Aston Close |
| Area        | Leduc           |
| Subdivision | Deer Valley     |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1H9         |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                 |
| Exterior Features | Airport Nearby, Cul-De-Sac, Playground Nearby, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

Date Listed            May 28th, 2025  
Days on Market      19  
Zoning                Zone 81

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