

## \$499,900 - 148 Aston Bend, Leduc

MLS® #E4450414

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,873 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Stunning 2 storey half duplex in Deer Valley, backing green space and a pond. This home offers 1873 SqFt of open concept living space, fully finished walkout basement, bonus room, and a killer view. The main floor features a gorgeous kitchen with a large island, quartz countertops, all stainless steel appliances, pantry and tile backsplash. The kitchen flows nicely into the dining & living room, with a gas fireplace, 2 piece bath & laundry completing the main floor. Upstairs you'll find the master bedroom with a walk-in closet, 3 piece ensuite, 2 nice sized bedrooms, 4 piece bath, and the bonus room. The fully finished basement has a flex space and rec room, 4th bedroom, 3 piece bath, and access to the huge backyard. Other highlights include, high end blackout blinds throughout, 9 ft ceilings, 22x20' garage, and a long driveway, great for RV parking. Located in Leduc's newest community, this home has it all, a must see!

Built in 2020

### Essential Information

MLS® #	E4450414
Price	\$499,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,873
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	148 Aston Bend
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L9

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Fenced, Golf Nearby, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	Zone 81

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