

\$449,900 - 295 Ameena Drive, Leduc

MLS® #E4444388

\$449,900

3 Bedroom, 2.50 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Welcome to this bright and well-maintained 2-storey home on a quiet street in Deer Valley. The open-concept layout offers tall ceilings, a spacious front entry, comfortable living room, and generous dining area filled with natural light. The kitchen is thoughtfully designed with expansive granite counters, ample cabinetry, and a corner pantry – ideal for meal prep and everyday living. A half bath and main floor laundry room add practicality to the main level. Upstairs, you’ll find 3 large bedrooms, including a primary suite with a full ensuite and a large walk-in closet. Another full bathroom serves the additional bedrooms. The unspoiled basement is ready for your future development. Outside, enjoy sunny days on the large backyard deck – perfect for relaxing or entertaining. Additional features include air conditioning, granite throughout, and a double detached garage. Located close to schools, walking paths, parks, shopping, and more, this home offers a perfect blend of comfort, space, and convenience.

Built in 2017

Essential Information

MLS® # E4444388

Price \$449,900

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,433 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 295 Ameena Drive |
| Area | Leduc |
| Subdivision | Deer Valley |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1H9 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed June 26th, 2025

Days on Market 11

Zoning Zone 81

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