

\$499,900 - 126 Aston Bend, Leduc

MLS® #E4449301

\$499,900

4 Bedroom, 3.50 Bathroom, 1,973 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

WALKOUT GEM! BETTER THAN NEW!
PRIVATE & PRISTINE! 21 X 26' DEEP GARAGE! This 1972 sq ft 4 bed, 3.5 bath executive walkout duplex in a quiet cul de sac shows a 10! Feat: 9' ceilings on the main & lower, luxury plank flooring, quartz countertops throughout, LED lighting, hot tub, electric garage heater, gas fireplace, s/s appliances, fully finished basement w/ bar, & more! Open concept main floor layout unites the living / dining / kitchen space; ideal for entertaining & ample natural light! Corner pantry, 2 pce bath & access to the deck w/ lovely views! Upstairs brings 3 large bedrooms, incl the primary bed w/ massive walk in closet & beautiful 3 pce ensuite & tile shower! Spacious bonus room, upper laundry, & 4 pce bath. The basement is awesome, w/ large 4th bedroom, media room / playspace for the kids, 4 pce bath, & bar / flex space for game nights! The yard is terrific! Concrete pad, fully fenced & landscaped; no neighbours behind! Meticulously cared for & excellent value; a must see!

Built in 2020

Essential Information

MLS® # E4449301

Price \$499,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,973
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	126 Aston Bend
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L9

Amenities

Amenities	Bar, Ceiling 9 ft., Deck, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation,

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

Additional Information

Date Listed	July 23rd, 2025
Days on Market	30
Zoning	Zone 81

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