

## \$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 | 28              |
| Zoning         | Zone 81         |

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Listing information last updated on August 20th, 2025 at 1:02am MDT