

## \$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                8

Zoning                            Zone 81

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