

\$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 6

Zoning Zone 81

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