

Courtesy Of Max Segal and Manny Fuller Of Real Broker

## \$584,900 - 126 Anise Close, Leduc

MLS® #E4429364

### \$584,900

3 Bedroom, 2.50 Bathroom, 2,379 sqft  
Single Family on 0.00 Acres

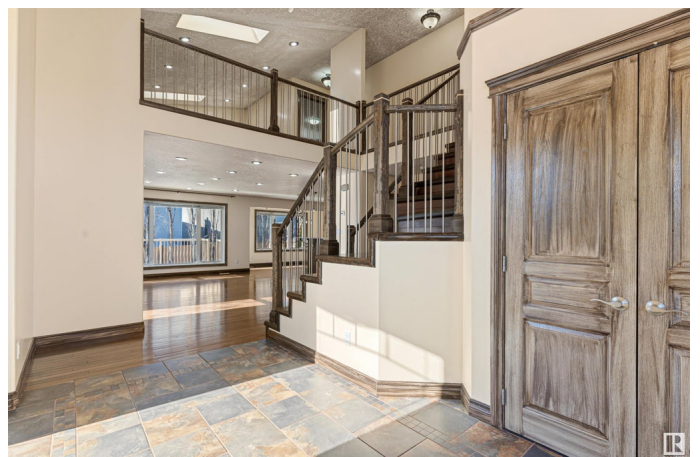
Deer Valley, Leduc, AB

This stunning custom-built 2,380 sq ft home offers the perfect blend of style and upgrades. Step into the open-concept main floor complemented by elegant hardwood floors and an inviting dining area. The chef-inspired kitchen has ample cabinetry and a large island, ideal for entertaining. Upstairs, enjoy a spacious bonus room featuring skylights, perfect for movie nights or a play area. The primary features a walk-in closet and a spa-like ensuite. With 2 additional bedrooms and a full bath there's room for the whole family. Upgraded insulation / air conditioning keeps things cool in the summer. The front entryway, laundry, and bathrooms have heated flooring. The garage is heated / roughed in for in-floor heating. The home also includes security cameras and an oversized HWT. Step outside to the deck, where you'll find aluminum railing and a gas line. The basement is equipped with weeping tile and rough-in's for in-floor heating. Located in Deer Valley, you're just minutes from schools, parks, and shopping

Built in 2008

### Essential Information

MLS® #	E4429364
Price	\$584,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,379
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	126 Anise Close
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0C7

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home, Skylight, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 5th, 2025  
Days on Market 16  
Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 9:03pm MDT