

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 12  
Zoning Zone 81

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Listing information last updated on April 17th, 2025 at 3:02pm MDT