

## \$559,900 - 126 Anise Close, Leduc

MLS® #E4460001

**\$559,900**

3 Bedroom, 2.50 Bathroom, 2,379 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

This custom-built home blends timeless style with modern upgrades. The open-concept main floor features a welcoming dining area and a chef-inspired kitchen with abundant cabinetry and a large island. Upstairs, a skylit bonus room offers a bright and versatile space, ideal for cozy movie nights or a play area. The primary features a walk-in closet and spa-like ensuite, while two additional bedrooms and a full bath provide plenty of room for family or guests. Comfort comes standard with upgraded insulation, central AC, security cameras, oversized HWT, and heated flooring in the entryway, laundry, and bathrooms. Enjoy the outdoor deck, complete with a gas line, perfect for summer grilling. The basement includes weeping tile and rough-ins for in-floor heating, offering excellent potential for future development. Located in desirable Deer Valley, youâ€™re just minutes from schools, parks, and shopping, the perfect setting for your familyâ€™s next chapter.

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460001  |
| Price     | \$559,900 |
| 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 | On Street Parking, Air Conditioner, Insulation-Upgraded, Natural Gas BBQ Hookup |
| 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, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 29th, 2025  
Days on Market                16  
Zoning                              Zone 81

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