

# \$1,995 - 116 300 Awentia Drive, Leduc

MLS® #E4440607

**\$1,995**

2 Bedroom, 2.50 Bathroom, 1,282 sqft  
Rental on 0.00 Acres

Deer Valley, Leduc, AB

Welcome Home to Leduc! Be the first to live in this newly built 2 bedroom plus Den + 2.5 bathroom main floor townhouse suite in the heart of Leducs growing Deer Valley community. Located in a quiet, family-friendly neighbourhood just minutes from schools, parks, shopping, and all local amenities. This beautifully designed main floor suite features a spacious open-concept layout, modern finishes, and includes all major appliances. Enjoy a single attached garage, convenient main floor living (no basement access), and your own private entry. Additional highlights include in-suite laundry, ample natural light, and comfortable living spaces throughout. Tenant is responsible for 70% of utilities. Pets subject to approval.

Built in 2025

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4440607 |
| Price          | \$1,995  |
| Bedrooms       | 2        |
| Bathrooms      | 2.50     |
| Full Baths     | 2        |
| Half Baths     | 1        |
| Square Footage | 1,282    |
| Acres          | 0.00     |



|            |          |
|------------|----------|
| Year Built | 2025     |
| Type       | Rental   |
| Style      | 2 Storey |
| Status     | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 116 300 Awentia Drive |
| Area        | Leduc                 |
| Subdivision | Deer Valley           |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 1H3               |

### Amenities

|         |                        |
|---------|------------------------|
| Parking | Single Garage Attached |
|---------|------------------------|

### Interior

|            |                                                                                                            |
|------------|------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Other |
|------------|------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 76             |
| 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 August 20th, 2025 at 9:18pm MDT