

# \$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
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### Interior

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

Date Listed	June 5th, 2025
Days on Market	40
Zoning	Zone 81

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Listing information last updated on July 15th, 2025 at 6:02am MDT