

Courtesy Of Balvir Gill Of Save Max Edge

## \$499,900 - 50 Acacia Link, Leduc

MLS® #E4447274

**\$499,900**

3 Bedroom, 2.50 Bathroom, 2,023 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Welcome to this beautifully updated home in the heart of Leduc's family-friendly community of Deer Valley! Step into a spacious living room featuring a cozy fireplace and large windows overlooking the backyard. The bright dining area opens to the deck through a patio door—perfect for indoor-outdoor entertaining. The kitchen is equipped with stainless steel appliances and quartz countertops. Upstairs offers a spacious primary bedroom with walk-in closet and 4-pc ensuite, plus two additional bedrooms, a 4-pc bath, laundry, and a large bonus room. The unfinished basement awaits your personal touch. Recent upgrades in 2025 include: new lighting, kitchen, quartz countertops, vanities, paint, shingles, blinds, vinyl & carpet flooring and hot water tank. Close to schools, parks, Leduc Recreation Centre, Leduc Common shopping, restaurants, Telford Lake, hospital, and quick access to QE2. Move-in ready and full of charm!

Built in 2006

### Essential Information

MLS® #	E4447274
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,023
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	50 Acacia Link
Area	Leduc
Subdivision	Deer Valley
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0C8

### **Amenities**

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025

Days on Market                7

Zoning                            Zone 81

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