

Courtesy Of Balvir Gill Of Save Max Edge

# \$519,900 - 50 Acacia Link, Leduc

MLS® #E4441028

**\$519,900**

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 sleek 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, carpet 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® #	E4441028
Price	\$519,900
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, Vacuum Systems, 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, Park/Reserve, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025

Days on Market                3

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 June 9th, 2025 at 1:47pm MDT