

## \$539,000 - 312 Avena Link, Leduc

MLS® #E4451341

**\$539,000**

6 Bedroom, 3.50 Bathroom, 2,172 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

This well-maintained 6-bedroom, 3.5-bathroom two-storey home is perfect for a growing family. Featuring 9-ft ceilings on all levels and large windows throughout, the home is bright and spacious. Kitchen offers ceiling-height espresso cabinets, granite counters, a large island, and stylish lighting. Cozy living room with a gas fireplace and textured feature wall creates the perfect gathering space. The main floor also includes a den, laundry closet and 2-piece powder room. Upstairs, the primary suite offers French doors, a walk-in closet, and a spa-like ensuite with a corner jacuzzi. Three additional bedrooms, with feature walls and double closets doors, plus a bonus room, complete the upper level. The fully finished basement adds extra living space-ideal for guests or extended family. Outside, enjoy a fully fenced and landscaped yard with a separate dog run and a tiered deck featuring a covered gazebo with built-in benches. Located near playground, lake trails, school, daycare and shops.

Built in 2013

### Essential Information

MLS® # E4451341

Price \$539,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,172                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 312 Avena Link |
| Area        | Leduc          |
| Subdivision | Deer Valley    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 0P2        |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Gazebo, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Glass Door                                                                                                                  |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Stone, Stucco                                                                 |
| Foundation        | Concrete Perimeter                                                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 81          |

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Listing information last updated on August 26th, 2025 at 8:32am MDT