

\$489,991 - 50 Acacia Link, Leduc

MLS® #E4455136

\$489,991

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® #	E4455136
Price	\$489,991
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, Garage Opener, 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	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	See Remarks, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	See Remarks, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 28th, 2025
Days on Market	39
Zoning	Zone 81

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