

\$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.

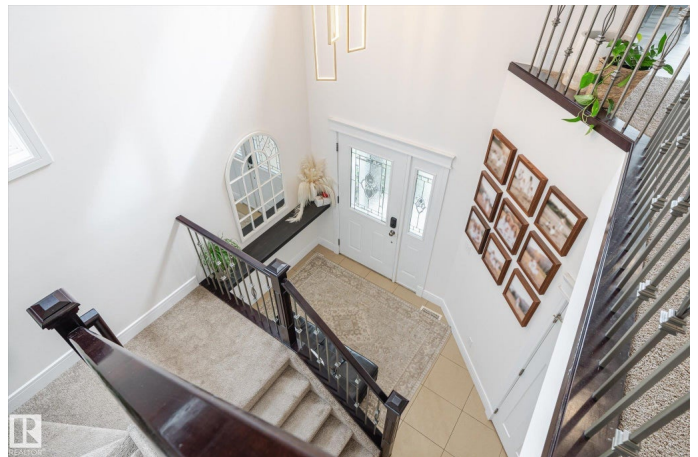
Built in 2013

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
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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	18
Zoning	Zone 81

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Listing information last updated on August 23rd, 2025 at 8:32pm MDT