

## \$466,500 - 143 Acacia Circle, Leduc

MLS® #E4456586

**\$466,500**

4 Bedroom, 3.50 Bathroom, 1,849 sqft

Single Family on 0.00 Acres

Deer Valley, Leduc, AB

Welcome to this charming and spacious family home, ideally located in a quiet cul-de-sac. The open concept main floor features a bright great room that flows seamlessly into the kitchen. The kitchen features a central island, a convenient corner pantry and a full set of appliances. The adjacent eating area has a garden door that leads out to a private deck and fully fenced yard- perfect for outdoor activities and safe for kids and pets. A two piece powder room and a handy entrance to the attached heated garage complete this level. Upstairs, you'll find a versatile bonus room with fireplace and large bright windows, offering a wonderful space for a playroom or media room. The 2nd floor also features 3 bedrooms, including a primary suite with a walk in closet & 4 piece ensuite. A laundry room & additional 4 piece bathroom serve the other 2 bedrooms. The fully developed basement features a family room with a fireplace & wet bar. A 3 piece bathroom & 4th bedroom. Close to parks, shopping and so much more.

Built in 2006

### Essential Information

MLS® # E4456586

Price \$466,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,849                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 143 Acacia Circle |
| Area        | Leduc             |
| Subdivision | Deer Valley       |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 0C9           |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Double Garage Attached, Heated |

### 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                                                                                                   |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 6th, 2025

Days on Market                44

Zoning                              Zone 81

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