

## \$489,900 - 531 Kleins Crescent, Leduc

MLS® #E4453916

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,695 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Better than new! This executive home is in immaculate condition, and has manicured grass in the backyard oasis with fully fenced yard, deck with gas line and irrigated gardens. Craftsmanship abounds in this home! Your state of the art kitchen has quartz countertops, ceiling-height custom cabinets, a large eating bar, walk-through pantry, and is equipped with stainless steel appliances. The kitchen opens to the sunny dining and living room anchored with a sleek fireplace and big windows. Upstairs relax and enjoy your spacious master bedroom with his and hers walk-in closets and a 5 piece Ensuite w/ double sinks. 2 more spacious sized bedrooms plus a bonus room, and upstairs laundry. The home features 9ft ceilings, central A/C, durable luxury vinyl plank flooring, insulated double garage (w/drain), BBQ gas line and a separate side entrance leading to the finished basement with LED lighting that just needs flooring. The best part is you are steps away to West Haven School, parks and all amenities close by.

Built in 2021

### Essential Information

MLS® # E4453916

Price \$489,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	531 Kleins Crescent
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1M5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, 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	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 20th, 2025
Days on Market	1
Zoning	Zone 81

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