# \$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 57

Zoning Zone 81

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