# **\$479,000 - 547 Kleins Crescent, Leduc**

MLS® #E4432761

### \$479,000

3 Bedroom, 2.50 Bathroom, 1,745 sqft Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to this immaculate two-storey home nestled in the highly sought-after West Haven community of Leduc. Boasting 3 spacious bedrooms and a versatile den perfect for your home office needs. Enjoy the convenience of 2.5 well-appointed bathrooms. Central air conditioning ensures year-round comfort for your family. The attached finished 18x23 double garage offers ease of parking. Added benefit of a separate side entry providing direct access to the expansive, unfinished basement â€" a blank canvas awaiting your personal touch! Step inside and be captivated by the grand great room featuring impressive open-to-below ceilings and a cozy fireplace, creating an inviting space for relaxation and gatherings. The heart of this home is the beautifully designed kitchen, showcasing an abundance of stylish cabinetry and sleek stainless steel appliances â€" a chef's delight! Enjoy the ease of maintenance and modern feel with NO CARPET throughout. Huge back yard with no neighbours behind. This home is truly move-in ready.

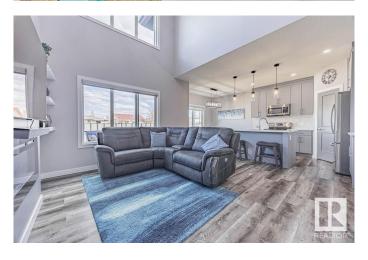
Built in 2020

#### **Essential Information**

MLS® # E4432761 Price \$479,000







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,745

Acres 0.00

Year Built 2020

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 547 Kleins Crescent

Area Leduc

Subdivision West Haven Park

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1M5

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, Vinyl

Windows

Parking Spaces 4

Parking Double Garage Attached, Insulated

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan,

Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary West Haven Public School

## **Additional Information**

Date Listed April 25th, 2025

Days on Market 24

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 19th, 2025 at 5:32pm MDT