

## \$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 – 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 – 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 | 7                |
| Zoning         | Zone 81          |

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Listing information last updated on May 2nd, 2025 at 3:02pm MDT