

\$534,900 - 523 Kleins Court, Leduc

MLS® #E4437957

\$534,900

4 Bedroom, 3.50 Bathroom, 1,633 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

FULLY UPGRADED duplex features total 2200 SF of beautifully designed living space, including 1 Bed FINISHED BASEMENT & SECOND KITCHEN with SEPARATE ENTRANCE. Residence boasts 4 GENEROUS BEDROOMS & 3.5 bathrooms, with bonus room upstairs. Located within WALKING DISTANCE of WEST HAVEN PUBLIC SCHOOL. The MODERN KITCHEN is a chef's dream, featuring MASSIVE WALKTHROUGH PANTRY & STYLISH DESIGN ELEMENTS. The bedrooms are NOTICEABLY LARGER, providing ample space & comfort, master suite offers spacious WALK-IN CLOSET & luxurious 4PC EN-SUITE with standing shower. Upgrades abound, including 9FT ceilings, GOLDEN CHANDELIERS, cozy FIREPLACE, elegant SPINDLE RAILINGS, WIDE STAIRCASE, & upgraded black and golden fixtures throughout. Additional features include WALK-IN LAUNDRY WITH CLOSETS, DRAINAGE SYSTEM in the garage, DECK for outdoor enjoyment, and AIR CONDITIONER to keep you cool during summer months. Home offers perfect blend of modern elegance, functionality, & affordability for your next lifestyle. Welcome Home

Built in 2022

Essential Information



MLS® #	E4437957
Price	\$534,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,633
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	523 Kleins Court
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1M5

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 22nd, 2025
Days on Market	59
Zoning	Zone 81

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Listing information last updated on July 20th, 2025 at 10:02am MDT