

## \$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	5
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 April 30th, 2025 at 12:47pm MDT