

\$695,000 - 453 Crystal Creek Link, Leduc

MLS® #E4443858

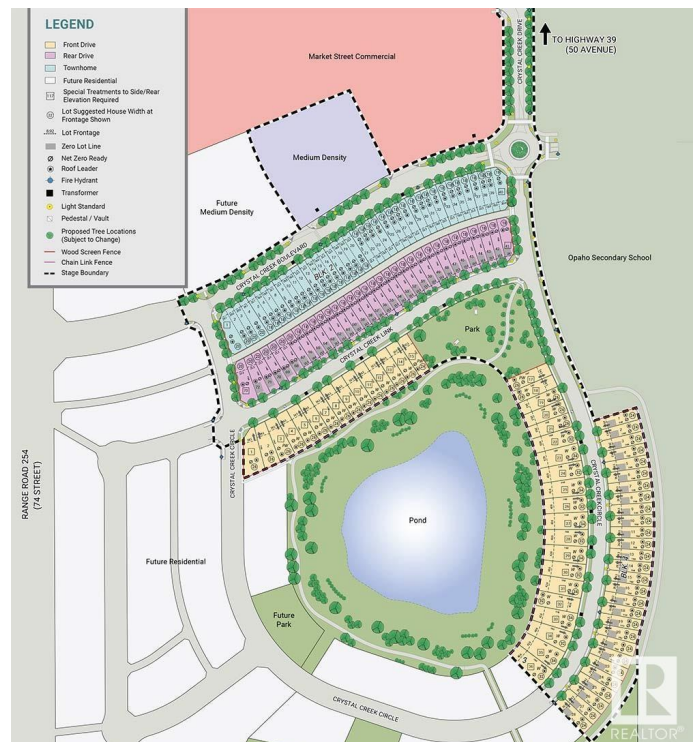
\$695,000

4 Bedroom, 4.00 Bathroom, 2,314 sqft

Single Family on 0.00 Acres

Crystal Creek_LEDU, Leduc, AB

WELCOME TO LEDUC'S NEWEST DEVELOPMENT IN WEST CREEK ESTATES! PURCHASE IN THE NEXT 60 DAYS AND CHOOSE YOUR OWN COLORS & FINISHES! THIS BEAUTIFUL 2300 + SQFT WALK OUT BASEMENT BACKING ONTO POND & STEPS TO OHPANHO SECONDARY SCHOOL. STEP INSIDE AND BE WELCOMED BY A SPACIOUS FOYER, 4 BEDROOMS, 4 BATHS, 2 ENSUITES, MAIN FLOOR DEN. FLEX ROOM. 9-FT CEILINGS THROUGHOUT HOME! HIGH-END FINISHES INCLUDE LUXURY VINYL PLANK FLOORING, SLEEK CABINETRY, QUARTZ COUNTERTOPS, AND A SPACIOUS OPEN KITCHEN, COMPLETE WITH A FUNCTIONAL SPICE KITCHEN / BUTLER'S PANTRY. AMAZINGLY DESIGNED WITH 8-FOOT DOORS THROUGH OUT. OVERSIZED, TRIPLE-PANE WINDOWS FLOODS THE ENTIRE HOME WITH NATURAL LIGHT. OPEN-TO-ABOVE LIVING AREA BOASTS 18-FEET CEILINGS, CLOSE TO ALL AMENITIES, AIRPORT MINUTES TO EDMONTON.



Built in 2025

Essential Information

MLS® #

E4443858

Price	\$695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,314
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	453 Crystal Creek Link
Area	Leduc
Subdivision	Crystal Creek_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N3

Amenities

Amenities	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby,

	No Back Lane, Playgrc
	Transportation, Schools, Sho
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Middle	Leduc Junior High School
High	Leduc Composite High School



Additional Information

Date Listed	June 23rd, 2025
Days on Market	10
Zoning	Zone 81

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Listing information last updated on July 3rd, 2025 at 8:47pm MDT