

Courtesy Of Brent Anderson Of Century 21 Masters

## \$450,000 - 80 Kyestone Crescent, Leduc

MLS® #E4450014

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,532 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

Welcome to your future home in the charming neighbourhood of West Haven. This stunning two-storey residence is perfect for families or anyone looking to embrace a comfortable + stylish living space. A spacious front entryway, ideal for greeting guests + setting the tone for a warm + inviting home. The living room is a highlight, featuring a beautiful electric glass fireplace that adds both warmth + elegance. The dining area seamlessly connects with the kitchen, creating an open-concept space perfect for entertaining or enjoying family meals. The updated kitchen is equipped with new appliances, quartz counters, and pantry. The powder room at the back door, offering both convenience + privacy. The upper level houses a luxurious primary suite complete with a 4-piece ensuite + a walk-in closet, 2 additional nicely sized bedrooms offer ample space + 4 piece bath + convenient laundry. Enjoy the back yard with a 2 tiered deck. Heated garage (23' x 21' + 8' door) Shingles on house done in 2025.

Built in 2010

### Essential Information

MLS® # E4450014

Price \$450,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,532                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 80 Kyestone Crescent |
| Area        | Leduc                |
| Subdivision | West Haven           |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0M6              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                  |
| Fireplaces        | Glass Door                                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                                                     |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 81         |

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Listing information last updated on August 1st, 2025 at 9:32pm MDT