

## \$489,900 - 531 Kleins Crescent, Leduc

MLS® #E4453916

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,695 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Better than new! This executive home is in immaculate condition, and has manicured grass in the backyard oasis with fully fenced yard, deck with gas line and irrigated gardens. Craftsmanship abounds in this home! Your state of the art kitchen has quartz countertops, ceiling-height custom cabinets, a large eating bar, walk-through pantry, and is equipped with stainless steel appliances. The kitchen opens to the sunny dining and living room anchored with a sleek fireplace and big windows. Upstairs relax and enjoy your spacious master bedroom with his and hers walk-in closets and a 5 piece Ensuite w/ double sinks. 2 more spacious sized bedrooms plus a bonus room, and upstairs laundry. The home features 9ft ceilings, central A/C, durable luxury vinyl plank flooring, insulated double garage (w/drain), BBQ gas line and a separate side entrance leading to the finished basement with LED lighting that just needs flooring. The best part is you are steps away to West Haven School, parks and all amenities close by.

Built in 2021

### Essential Information

MLS® # E4453916

Price \$489,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,695         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 531 Kleins Crescent |
| Area        | Leduc               |
| Subdivision | West Haven Park     |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 1M5             |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Natural Gas Stove Hookup |
| Parking Spaces | 4                                                                                 |
| Parking        | Double Garage Attached                                                            |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                   |
| Fireplaces        | Wall Mount                                                                                                                                            |
| Stories           | 3                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                                              |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stone, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 31                |
| Zoning         | Zone 81           |

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Listing information last updated on September 20th, 2025 at 7:32pm MDT