# \$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, PICS OF A FINISHED HOME BY THE BUILDER.





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

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Backs Onto

No Back Lane, Playgro

Transportation, Schools, Sho

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Middle Leduc Junior High School

High Leduc Composite High Schoo

## **Additional Information**

Date Listed June 23rd, 2025

Days on Market 129

Zoning Zone 81

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