

\$704,900 - 6 Crestview Place, Leduc

MLS® #E4445930

\$704,900

2 Bedroom, 2.50 Bathroom, 2,566 sqft

Single Family on 0.00 Acres

Leduc Estates, Leduc, AB

STUNNING 2566 sqft Bungalow w/ Lake Views in a Quiet Cul-de-Sac! The charming stone front exterior & oversized dbl garage (heat, water, flr drain & epoxy flr) make a bold first impression. Grand foyer w/ vaulted ceilings, skylights, & hardwood flrs that set the tone for this one-of-a-kind home. Spacious living room features stone FP, office & den offer functional spaces (extra bdrms). The chef's kitchen boasts generous oak cabinets, panel appliances, granite island, lrg pantry & dining space—ideal for family gatherings. 2 heated sunrooms extend your living space year-round. Luxurious primary suite has 5 pc ensuite featuring jet tub, steam shower, & a gas FP in the bedroom. Spacious laundry rm, mudroom/workshop, 1½ bath complete this level. Basement is a fitness enthusiast's dream w/ rubber mat flrs, 1 bdrm, modern bath, & lots of storage. Features: A/C, water softener, filtered water, 2 furnaces, & HWT (2023), some new vinyl windows. Landscaped yard features aggregate patio, trees, 2 sheds, & view of lake.

Built in 1986

Essential Information

MLS® # E4445930

Price \$704,900



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,566 |
| Acres | 0.00 |
| Year Built | 1986 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 6 Crestview Place |
| Area | Leduc |
| Subdivision | Leduc Estates |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 5K9 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In |
| Parking | Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Fan-Ceiling, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Window Coverings, See Remarks, Stove-Countertop Inductn |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, View Lake, See Remarks |
| Roof | Cedar Shakes |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 81 |

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Listing information last updated on July 7th, 2025 at 2:02am MDT