

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

MLS® #E4443858

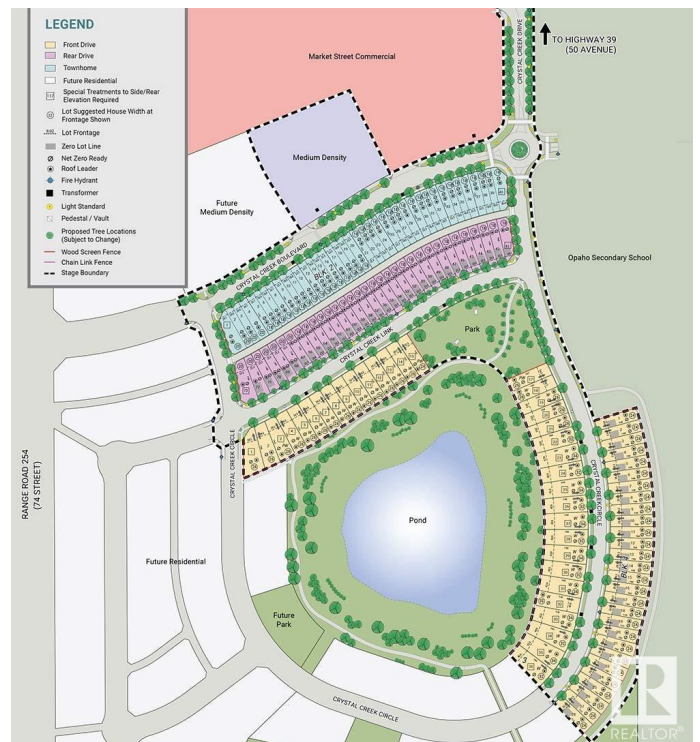
**\$695,000**

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 6:32am MDT