

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

MLS® #E4443858

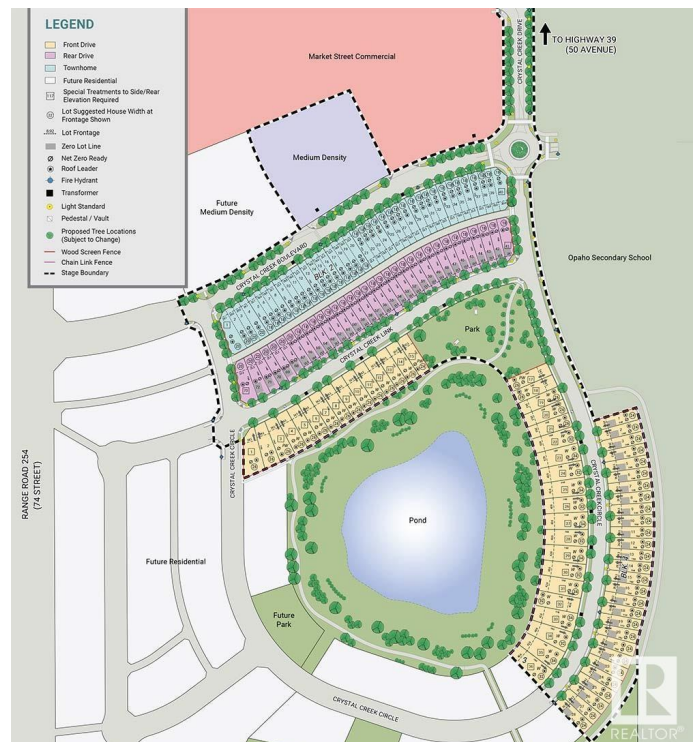
**\$695,000**

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 | 3               |
| Zoning         | Zone 81         |

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Listing information last updated on June 26th, 2025 at 7:17am MDT