

\$469,900 - 440 Crystal Creek Link, Leduc

MLS® #E4449030

\$469,900

3 Bedroom, 2.50 Bathroom, 1,509 sqft
Single Family on 0.00 Acres

Crystal Creek_LEDU, Leduc, AB

Welcome to this beautifully designed 3 bedroom, 2.5 bathroom home featuring a spacious double attached garage. Step inside to an open-concept main floor with large windows that bring in tons of natural light. The kitchen boasts stylish finishes, ample cabinetry, and a convenient island – perfect for entertaining or family meals. Upstairs you'll find 3 comfortable bedrooms, including a generous primary suite with a walk-in closet and full ensuite. The unfinished basement offers endless potential for future development. Located in a growing community close to parks, schools, shopping, and all major amenities – this is the ideal place to call home

Built in 2025

Essential Information

MLS® #	E4449030
Price	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,509
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	440 Crystal Creek Link
Area	Leduc
Subdivision	Crystal Creek_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N3

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

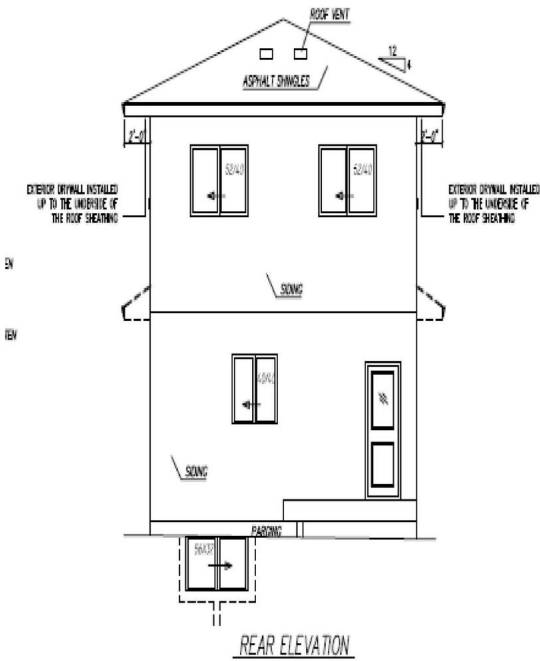
Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	West Haven Public School
High	Ohpaho Secondary School

Additional Information

Date Listed July 22nd, 2025
Days on Market 29
Zoning Zone 81



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 20th, 2025 at 9:02pm MDT