

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

MLS® #E4443858

**\$695,000**

4 Bedroom, 4.00 Bathroom, 2,314 sqft

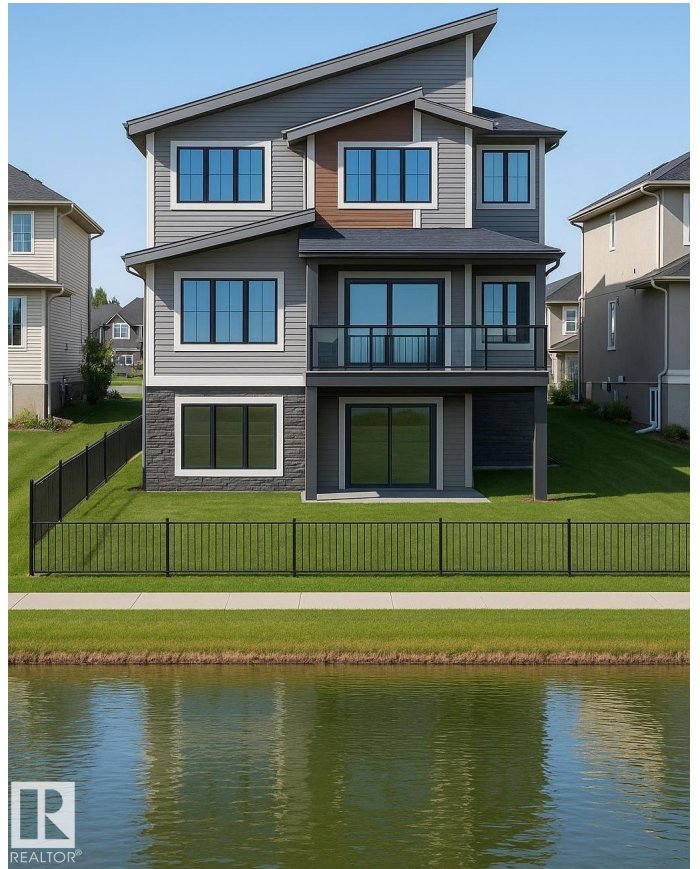
Single Family on 0.00 Acres

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 1<br>No Back Lane, Playgro<br>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 | 135             |
| Zoning         | Zone 81         |

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Listing information last updated on November 5th, 2025 at 5:32am MST