

## \$379,900 - 85 Keystone Crescent, Leduc

MLS® #E4446952

**\$379,900**

3 Bedroom, 1.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

Step into this 3 bedroom half Duplex in the vibrant, family-friendly community of West Haven! Surround yourself with trails, parks, ponds, playgrounds, and a K&#9 school - quick access to shopping, Edmonton, and the airport. A cozy, open-concept layout makes this a beautiful family home. The kitchen features quartz countertops, a new dishwasher and microwave (2025), and a bright dining area that opens to a large deck and fenced backyard so you can enjoy the sunshine! Convenience is key, with the half bath and garage access on the main floor. Upstairs, all 3 bedrooms and a full bath brings functionality and comfort. A fully finished basement boasts new vinyl plank flooring, a spacious rec room, laundry/utility area, and rough-in for a future bathroom - entertain, relax and organize yourself in this fantastic space. Many recent upgrades, including a new shower head, privacy walls, and furnace blower assembly (2025). A fantastic find for families, first-time buyers, or savvy investors!

Built in 2010

### Essential Information

MLS® # E4446952

Price \$379,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,206         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 85 Keystone Crescent |
| Area        | Leduc                |
| Subdivision | West Haven           |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0M6              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Single Garage Attached                     |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | West Haven Public School |
| Middle     | West Haven Public School |
| High       | Ohpaho Secondary School  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 81        |

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Listing information last updated on July 11th, 2025 at 3:33pm MDT