

## \$499,000 - 563 Kleins Cr, Leduc

MLS® #E4439672

**\$499,000**

4 Bedroom, 3.50 Bathroom, 1,683 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to West Haven in Leduc, AB! This STUNNING half duplex with more than 2200sqft living space in WEST HAVEN BEAUTY! This duplex is GORGEOUS! The superior craftsmanship and attention to detail is evident throughout the home. Featuring 4 bedrooms, 3.5baths with 9ft ceilings on the main floor, quality vinyl plank flooring and ceramic tiles in the basement. The stylish kitchen has elegant granite countertops a big island, high end cabinetry, huge pantry, quality s/s appliances and the dining room has lovely patio doors out to the deck. The sunny living room is anchored by a sleek modern fireplace & big windows allowing lots of natural light. The upper level has a spacious master bedroom with a double his and her walk in closet and full 5 piece ensuite with double sinks. The fully finished basement offers a fourth bedroom, another full 4-piece bathroom with ceramic tiles completes the floor. A short walk to West Haven School, parks and all amenities close by. DON'T MISS OUT!!!

Built in 2021

### Essential Information

MLS® # E4439672

Price \$499,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,683
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	563 Kleins Cr
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1J4

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fruit Trees/Shrubs, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 31st, 2025  
Days on Market       9  
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 June 9th, 2025 at 3:32am MDT