

## \$374,900 - 85 Keystone Crescent, Leduc

MLS® #E4446952

**\$374,900**

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! Enjoy trails, parks, ponds, playgrounds, K&#9 school, High School nearby, plus quick access to shopping, Edmonton, and the airport. This cozy, open-concept layout is perfect for families. The kitchen offers quartz countertops, a bright dining area, and newer appliances including a dishwasher and microwave (2025). Walk out to a large south facing deck and fenced backyard to soak up the sunshine! The main floor includes a half bath and garage access for added convenience. Upstairs are 3 spacious bedrooms and a full bath. The fully finished basement features new vinyl plank flooring, a generous rec room, laundry/utility space, and rough-in plumbing for a future bathroom. Recent upgrades include a new shower head, privacy walls, and furnace blower assembly (2025). Includes a \$3,000 buyer incentive to help develop the basement bathroom&#8212or use it for other personalized improvements!

Built in 2010

### Essential Information

MLS® # E4446952

Price \$374,900

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	22
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 July 31st, 2025 at 3:33pm MDT