

## \$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!

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 | 34             |
| Zoning         | Zone 81        |

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Listing information last updated on August 12th, 2025 at 11:02am MDT