

# \$600,000 - 232 Crystal Creek Drive, Leduc

MLS® #E4463891

**\$600,000**

3 Bedroom, 3.00 Bathroom, 2,090 sqft  
Single Family on 0.00 Acres

Crystal Creek\_LEDU, Leduc, AB

This brand-new, never-occupied 2,090 sq ft two-storey home in Leduc offers the perfect combination of modern design, comfort, and functionality. The main floor features a bright open-concept layout with a cozy living room and sleek fireplace, a beautiful kitchen with a pantry and a convenient spice kitchen, and a spacious dining area ideal for family gatherings. A den and 4-piece bathroom provide extra flexibility, while the mudroom and a separate entrance adds everyday convenience. Upstairs, enjoy a large bonus room, a laundry room on the upper level, two spacious bedrooms, and a luxurious primary suite complete with a walk-in closet and spa-inspired 5-piece ensuite. With an attached double garage, separate entrance, this home is built for style and practicality. Plus, there are five other homes currently being built in the area and a wide selection of color boards available, allowing you to customize and make this stunning new home your own.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463891  |
| Price     | \$600,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,090                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 232 Crystal Creek Drive |
| Area        | Leduc                   |
| Subdivision | Crystal Creek_LEDU      |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0X6                 |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                           |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Fireplace         | Yes                                                                              |
| Fireplaces        | Tile Surround                                                                    |
| Stories           | 2                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished                                                                 |

### Exterior

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

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Jack and Jill Play school |
| Middle     | St. Benedict              |
| High       | West Haven                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 4th, 2025 at 3:02am MST