

# \$469,900 - 440 Crystal Creek Link, Leduc

MLS® #E4449030

## \$469,900

3 Bedroom, 2.50 Bathroom, 1,509 sqft  
Single Family on 0.00 Acres

Crystal Creek\_LEDU, Leduc, AB

Welcome to this beautifully designed 3 bedroom, 2.5 bathroom home featuring a spacious double attached garage. Step inside to an open-concept main floor with large windows that bring in tons of natural light. The kitchen boasts stylish finishes, ample cabinetry, and a convenient island – perfect for entertaining or family meals. Upstairs you'll find 3 comfortable bedrooms, including a generous primary suite with a walk-in closet and full ensuite. The unfinished basement offers endless potential for future development. Located in a growing community close to parks, schools, shopping, and all major amenities – this is the ideal place to call home

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449030  |
| Price          | \$469,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,509     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 440 Crystal Creek Link |
| Area        | Leduc                  |
| Subdivision | Crystal Creek_LEDU     |
| City        | Leduc                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9E 1N3                |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

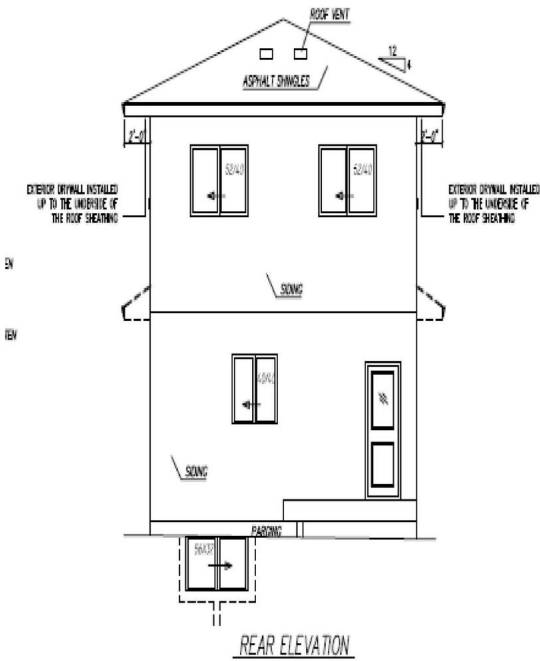
|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Airport Nearby, Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

### School Information

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

Additional Information

Date Listed                July 22nd, 2025  
Days on Market        57  
Zoning                    Zone 81



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