

## \$549,900 - 130 Keyport Circle, Leduc

MLS® #E4443925

**\$549,900**

3 Bedroom, 2.50 Bathroom, 2,149 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

Turnkey and beautifully finished, this stylish 2-storey in West Haven offers 2,149 sq ft of thoughtfully designed family-friendly space. The open-concept main floor features a chef-inspired kitchen with stainless steel appliances, granite countertops, a gas stove, and a walk-through pantry leading to a practical mudroom and laundry off the garage. Rich hardwood, a natural gas fireplace, and an \$8,000 built-in sound system on both floors elevate comfort and livability. Upstairs includes three bedrooms, including a generous primary suite with a 5-piece ensuite and matching granite. A vaulted bonus room with built-in ceiling speakers, welcoming foyer, and detailed stair railing add charm. Central A/C, \$6,000 in custom blinds, and a new roof (2021). Ample garage storage, natural gas BBQ hookup, and an east-facing porch to enjoy the morning sun. Close to walking paths and just steps from schools, with a large backyard and an undeveloped basement ready to grow with your family. Furniture negotiable

Built in 2011

### Essential Information

MLS® # E4443925

Price \$549,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,149
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	130 Keyport Circle
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0M4

### Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	West Haven Public School
Middle	Ohpaho Secondary School
High	Ohpaho Secondary School

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	10
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 3rd, 2025 at 9:02pm MDT