

Courtesy Of Brent Anderson Of Century 21 Masters

## \$450,000 - 80 Kyestone Crescent, Leduc

MLS® #E4450014

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,532 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

Welcome to your future home in the charming neighbourhood of West Haven. This stunning two-storey residence is perfect for families or anyone looking to embrace a comfortable + stylish living space. A spacious front entryway, ideal for greeting guests + setting the tone for a warm + inviting home. The living room is a highlight, featuring a beautiful electric glass fireplace that adds both warmth + elegance. The dining area seamlessly connects with the kitchen, creating an open-concept space perfect for entertaining or enjoying family meals. The updated kitchen is equipped with new appliances, quartz counters, and pantry. The powder room at the back door, offering both convenience + privacy. The upper level houses a luxurious primary suite complete with a 4-piece ensuite + a walk-in closet, 2 additional nicely sized bedrooms offer ample space + 4 piece bath + convenient laundry. Enjoy the back yard with a 2 tiered deck. Heated garage (23' x 21' + 8' door) Shingles on house done in 2025.

Built in 2010

### Essential Information

MLS® #	E4450014
Price	\$450,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,532
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	80 Kyestone Crescent
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0M6

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 28th, 2025
Days on Market	3
Zoning	Zone 81

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Listing information last updated on July 31st, 2025 at 7:17am MDT