

\$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	 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—or use it for other personalized improvements!

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	23
Zoning	Zone 81

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