

## \$495,000 - 563 Kleins Cr, Leduc

MLS® #E4452862

**\$495,000**

4 Bedroom, 3.50 Bathroom, 1,683 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

QUICK POSSESSION HOME with 2300 sq ft living space in LEDUC! FULLY FINISHED BASEMENT WITH SEPARATE SIDE ENTRANCE. This Well-maintained half duplex is GORGEOUS featuring, 4 bedrooms, 3.5 baths, 9ft ceilings on the main floor. The stylish kitchen has elegant countertops a big island, high end cabinetry, huge pantry, quality appliances and the dinning area has lovely patio doors out to the deck. The sunny living room is anchored by a sleek modern fireplace & big windows allowing lots of natural light. The upper level has a spacious master bedroom with a double walk-in closets and full 4 pcs ensuite with his and her™ sinks. There are 2 more generous sized bedrooms, a bonus room opening up to the lower level & convenient laundry area. SEPARATE SIDE ENTRANCE leading to the FULLY FINISHED basement with In- law suite with 2nd LAUNDRY, 3RD FULL BATH, 4TH BEDROOM AND 2ND KITCHEN just waiting for final touch. Attractive exterior has a double attached GARAGE WITH 2 SEPARATE DOORS.

Built in 2021

### Essential Information

MLS® # E4452862

Price \$495,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,683         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 563 Kleins Cr   |
| Area        | Leduc           |
| Subdivision | West Haven Park |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1J4         |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Attached                                           |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Window Coverings, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                               |
| Stories           | 3                                                                                                       |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Finished                                                                                          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      WEST HAVEN PUBLIC SCHOOL  
High                                OHPAHO SECONDARY SCHOOL

**Additional Information**

Date Listed                      August 14th, 2025  
Days on Market                14  
Zoning                              Zone 81

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