

## \$534,900 - 523 Kleins Court, Leduc

MLS® #E4437957

**\$534,900**

4 Bedroom, 3.50 Bathroom, 1,633 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

FULLY UPGRADED duplex features total 2200 SF of beautifully designed living space, including 1 Bed FINISHED BASEMENT & SECOND KITCHEN with SEPARATE ENTRANCE. Residence boasts 4 GENEROUS BEDROOMS & 3.5 bathrooms, with bonus room upstairs. Located within WALKING DISTANCE of WEST HAVEN PUBLIC SCHOOL. The MODERN KITCHEN is a chef's dream, featuring MASSIVE WALKTHROUGH PANTRY & STYLISH DESIGN ELEMENTS. The bedrooms are NOTICEABLY LARGER, providing ample space & comfort, master suite offers spacious WALK-IN CLOSET & luxurious 4PC EN-SUITE with standing shower. Upgrades abound, including 9FT ceilings, GOLDEN CHANDELIERS, cozy FIREPLACE, elegant SPINDLE RAILINGS, WIDE STAIRCASE, & upgraded black and golden fixtures throughout. Additional features include WALK-IN LAUNDRY WITH CLOSETS, DRAINAGE SYSTEM in the garage, DECK for outdoor enjoyment, and AIR CONDITIONER to keep you cool during summer months. Home offers perfect blend of modern elegance, functionality, & affordability for your next lifestyle. Welcome Home

Built in 2022

### Essential Information



MLS® #	E4437957
Price	\$534,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,633
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	523 Kleins Court
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1M5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	66
Zoning	Zone 81

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Listing information last updated on July 27th, 2025 at 12:32am MDT