

## \$506,000 - 563 Kleins Cr, Leduc

MLS® #E4452862

**\$506,000**

4 Bedroom, 3.50 Bathroom, 1,683 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

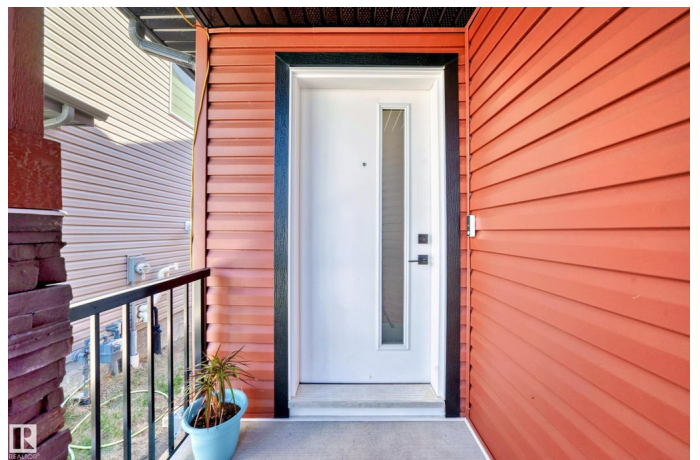
QUICK POSSESSION HOME with 2300 sq ft living space in LEDUC! FULLY FINISHED BASEMENT WITH SEPARATE SIDE ENTRANCE. This Well-maintained half duplex is GORGEOUS featuring, 4 bedrooms, 3.5 baths, 9ft ceilings on the main floor. The stylish kitchen has elegant countertops a big island, high end cabinetry, 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. Book a showing soon.

Built in 2021

### Essential Information

MLS® # E4452862

Price \$506,000



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                1  
Zoning                             Zone 81

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