

## \$544,900 - 523 Kleins Court, Leduc

MLS® #E4437957

**\$544,900**

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          | \$544,900     |
| 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 | 12             |
| Zoning         | Zone 81        |

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Listing information last updated on June 3rd, 2025 at 3:32am MDT