

## \$484,900 - 428 Crystal Creek Link, Leduc

MLS® #E4447674

**\$484,900**

4 Bedroom, 3.00 Bathroom, 1,657 sqft

Single Family on 0.00 Acres

Crystal Creek\_LEDU, Leduc, AB

Discover this beautifully designed 1657 sqft home in one of Leduc's most sought-after Community WEST CREEK, just a 2-minute walk to school and close to all major amenities. Perfect for families, this home features a FULL BATHROOM and BEDROOM on the MAIN FLOOR—ideal for guests or multi-generational living. The open-concept layout includes a modern L-shaped kitchen, spacious living and dining areas, and 9 FT CEILING on all levels, enhancing the bright and airy feel. Upstairs, you'll find a BONUS ROOM, perfect for family movie nights or a home office. The second floor also boasts three generously sized bedrooms, including a luxurious master with a private ensuite. Enjoy outdoor living with a built-in deck, and park with ease in the detached double garage. With 2 FEATURE WALLS and MODERN FIREPLACE makes this home truly remarkable. Future potential abounds with a SIDE ENTRY to the basement, featuring 2 WINDOWS. DOUBLE DETACH GARAGE and DECK included.

Built in 2025

### Essential Information

MLS® # E4447674

Price \$484,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,657                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 428 Crysall Creek Link |
| Area        | Leduc                  |
| Subdivision | Crystal Creek_LEDU     |
| City        | Leduc                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9E 1N3                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Opener, Hood Fan   |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, See Remarks         |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Vinyl         |
| Exterior Features | Commercial, Schools |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Vinyl         |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed July 14th, 2025

Days on Market 25

Zoning Zone 81

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Listing information last updated on August 8th, 2025 at 5:32pm MDT