

## \$376,500 - 546 Kleins Crescent, Leduc

MLS® #E4238273

### \$376,500

3 Bedroom, 3.00 Bathroom, 1,502 sqft  
Single Family on 0.00 Acres

West Haven, Leduc, AB

**BUILDER SUMMER SPECIAL FREE DOUBLE GARAGE WITH OPENER.** The Bridgeport by Encore Master Builder is just over 1500 sq ft. Main floor with 9 foot ceilings comes with a flex room for a home office off the front entrance, kitchen with 6 ft island and eating bar. Stainless steel appliances and quartz counter tops. Living room overlooking the back yard and a 2 piece guest bathroom off the rear entrance. Upper level is 3 bedrooms and upper floor laundry, master bedroom with walk in closet and 3 piece ensuite with 5 ft shower. Nice location close to west Haven K-9 school and playground. Pictures are of the same floorplan but different house, colors, finishes and elevation may vary.

Built in 2021

### Essential Information

MLS® #	E4238273
Price	\$376,500
Bedrooms	3
Bedrooms Above Grade	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,502
Acres	0.00



Year Built	2021
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE

### **Community Information**

Address	546 Kleins Crescent
Area	Leduc
Community	West Haven
City	Leduc
County	ALBERTA
State	AB
Zip Code	T9E 1M5

### **Amenities**

Features	No Animal Home, HRV System, Ceiling 9 ft., Exterior Walls- 2x6', Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior	Carpet, Laminate Flooring, Vinyl Plank
Interior Features	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Hood Fan
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Stone, Vinyl
Exterior Features	Flat Site, Schools, Airport Nearby, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Date Listed	April 14th, 2021
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Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on July 25th, 2021 at 7:46am CDT