

## \$524,854 - 125 Keyport Circle, Leduc

MLS® #E4435594

**\$524,854**

3 Bedroom, 3.00 Bathroom, 1,617 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

### CLASSIC ..LOCATION LOCATION

LOCATION. Large lot backing West Haven Pond & multi way. Gorgeous 2 storey, many outstanding features. Over 1600 sq ft, 3 bed, 2 full + 2 half baths, 9 ft ceilings, open concept, abundance of natural light, den off front entry, great room with gas fire place, vinyl plank on main floor. Stylish Kitchen features granite counters, island, SS appliances, pot filler, under cabinet lighting & recessed pot lighting. Upstairs has laundry room, 4 pc main bath, 3 bedrooms including Primary with awesome views, 4 pc ensuite w tiled shower. 9 ft Basement is partially finished, framing , electrical & plumbing are done. All permits taken out. Rec room , 4th bed, 2 pc ensuite (easy to add tub/shower), storage & utility rooms. Garage is finished, sink with hot & cold taps & 40 amp electric car charger. Best backyard in Leduc with views of the lake. Flower boxes, hose bibs both sides, wired for hot tub, gas BBQ hook up, central A/C MUST BE VIEWED TO BE APPRECIATED. You will love your new home.

Built in 2013

### Essential Information

MLS® # E4435594

Price \$524,854



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,617                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 125 Keyport Circle |
| Area        | Leduc              |
| Subdivision | West Haven         |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 0M4            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Natural Gas BBQ Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated                               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Airport Nearby, Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 6             |
| Zoning         | Zone 81       |

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Listing information last updated on May 14th, 2025 at 2:33pm MDT