

## \$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	17
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 24th, 2025 at 9:31pm MDT