

# \$489,900 - 450 Crystal Creek Link, Leduc

MLS® #E4449060

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,646 sqft  
Single Family on 0.00 Acres

Crystal Creek\_LEDU, Leduc, AB

Step into this beautifully designed home featuring 4 spacious bedrooms and 3 full bathrooms, offering plenty of room for the whole family. The main floor boasts an open-concept layout with a bright living space, modern kitchen, and a full bathroom – perfect for guests or multigenerational living. Upstairs, enjoy a spacious primary suite with walk-in closet and private ensuite, plus 3 additional bedrooms and another full bath. Outside, the double detached garage provides ample parking and storage space. Located in a family-friendly neighborhood close to parks, schools, and all major amenities – this home checks all the boxes!

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449060               |
| Price          | \$489,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,646                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 450 Crystal Creek Link |
| Area        | Leduc                  |
| Subdivision | Crystal Creek_LEDU     |
| City        | Leduc                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9E 1N3                |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Airport Nearby, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | West Haven Public School |
| High       | Ohpaho Secondary School  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 81         |

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Listing information last updated on August 24th, 2025 at 7:17am MDT