

\$500,000 - 174 Keyport Circle, Leduc

MLS® #E4449433

\$500,000

4 Bedroom, 3.50 Bathroom, 1,772 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

LOCATION!LOCATION! Fantastic family home in PARK filled neighborhood on a QUIET crescent yet near all amenities. 1800 sqft FULLY FINISHED 2 story is located just blocks to K-7 & new Secondary Schools, PLAYGROUND, PONDS, TRAILS & TREES for enjoyable walks all close by. Inside you will love the HARDWOOD flooring, GAS FIREPLACE with floor to ceiling STONE, open with the lovely kitchen with ISLAND, W/I PANTRY, Newer SS High-end FRIDGE and GAS STOVE door leading to the large MUDRM with main floor LAUNDRY, Powder rm, & door leading to the PROFESSIONALLY FINISHED BASEMENT with massive FAMILY RM, 4th Bedrm and 3 pce Bathrm with GLASS shower. Upstairs is the large BONUS rm plus 3 SPACIOUS bedrooms. The Primary suite includes HIS & HERS closets to door with ENSUITE Bathroom with LUX Oval JETTED tub, separate SHOWER, Large VANITY. The MAN-CAVE HEATED GARAGE has EPOXY Floor, FITS a TRUCK and nicely Finished. The Dining rm leads to Sliding doors to the COVERED DECK with SCREENS to add privacy or shade if you choose.

Built in 2009

Essential Information

MLS® #

E4449433



Price	\$500,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,772
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	174 Keyport Circle
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0M4

Amenities

Amenities	Closet Organizers, Deck, No Smoking Home, Sauna; Swirlpool; Steam, Storage-Locker Room, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Refrigerator-Energy Star, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer - Energy Star, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby,
Landscaped, Playground Nearby, Public Transportation, Schools,
Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

School Information

Elementary West Haven public

Middle Ohpado Secondary

High Ohpado Secondary

Additional Information

Date Listed July 24th, 2025

Days on Market 12

Zoning Zone 81

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