

## \$549,000 - 434 Crystal Creek Link, Leduc

MLS® #E4463688

**\$549,000**

6 Bedroom, 4.00 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

Crystal Creek\_LEDU, Leduc, AB

Discover this beautifully designed 1650 sq ft with a 600 sq ft legal basement suite, perfect for families or investors seeking modern comfort and income potential. The main floor features an inviting open-concept layout with a bright living area, a bedroom with a closet, & full bathroom ideal for guests. The kitchen features sleek cabinetry & countertops, with a seamless flow into the dining area. Upstairs, enjoy a bonus room, a laundry area, & 3 bedrooms, including a primary suite with a walk-in closet & second bedroom with its own walk-in closet. The basement boasts a fully finished 2-bedroom secondary suite with a private side entrance, another kitchen, a full bath, & 1 bedroom with a walk-in closet—providing excellent rental or extended-family options. Outside, a double detached garage is included. Prime Leduc location near Leduc Common, Telford Lake, schools, parks, and the Rec Centre, with quick access to Highway 2 and the Edmonton Airport.

Built in 2025

### Essential Information

MLS® # E4463688

Price \$549,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,650                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 434 Crystal Creek Link |
| Area        | Leduc                  |
| Subdivision | Crystal Creek_LEDU     |
| City        | Leduc                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9E 0X5                |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                 |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 3                                                                |
| Has Suite         | Yes                                                              |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                               |
| Exterior Features | Airport Nearby, Back Lane, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Stone, Vinyl                                               |
| Foundation        | Concrete Perimeter                                               |

**Additional Information**

Date Listed           October 27th, 2025  
Days on Market     1  
Zoning                Zone 81

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