

## \$489,900 - 156 Kidd Crescent, Leduc

MLS® #E4434416

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

**EXCEPTIONAL UPGRADES IN WEST HAVEN PARK!** Immaculately maintained 3 bedroom, 2.5 bath, 1,701 sqft two-storey on an oversized corner lot with gorgeous landscaping in sought-after West Haven. Bright, open layout with large windows. The heart of the home is a huge living room, spacious dining area, and gorgeous kitchen featuring a large island, quartz countertops, stainless steel appliances, tile backsplash, and plenty of cabinetry, perfect for everyday living or entertaining. Upstairs, the spacious primary suite features a walk-in closet and a 4-piece ensuite with double sinks, along with two more bedrooms, a full bath, and convenient upstairs laundry. The unfinished basement is ready for your personal touch. Outside, no detail has been overlooked: a heated, insulated oversized garage (2022), Gemstone exterior lighting (2023), central AC (2023), fully fenced yard with decorative gates and landscaping (2023), security cameras (2023), and private stone patio (2024). Close to shopping, parks and walking trails.

Built in 2022

### Essential Information

MLS® # E4434416

Price \$489,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,702
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	156 Kidd Crescent
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N6

### Amenities

Amenities	Off Street Parking, Air Conditioner, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Park/Reserve, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 4th, 2025
Days on Market	10
Zoning	Zone 81

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Listing information last updated on May 14th, 2025 at 6:02pm MDT