

## \$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

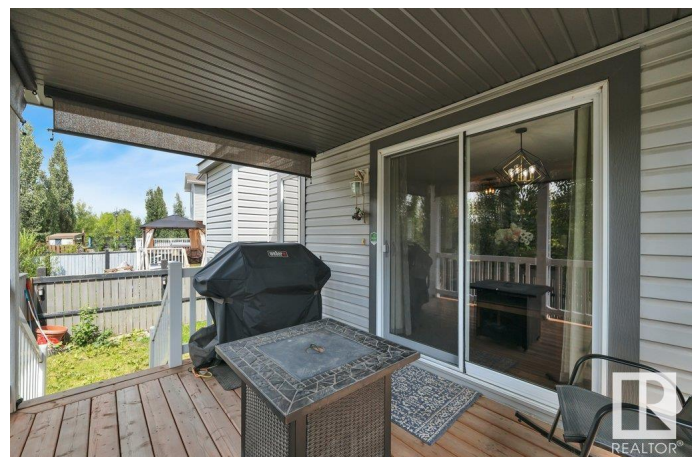
LOCATION!LOCATION! Fantastic family home in PARK filled neighborhood on a QUIET crescent yet near all amenities. 1800 sqft FULLY FINISHED 2 story is located just blocks to K-7 & new Secondary Schools, PLAYGROUND, PONDS, TRAILS & TREES for enjoyable walks all close by. Inside you will love the HARDWOOD 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	Alarm/Security System, 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	2
Zoning	Zone 81

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Listing information last updated on July 26th, 2025 at 5:17am MDT