

## \$637,000 - 107 Kidd Crescent, Leduc

MLS® #E4452291

**\$637,000**

3 Bedroom, 2.50 Bathroom, 2,298 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

WOW.. Don't miss this amazing home with over 3225 sq ft of total living space! 3 beds plus a den. This unique layout has lots of space for a big family. Enjoy the large entry & open concept staircase to the basement & upstairs. The kitchen boasts quartz countertops, custom cabinetry, large island, walk thru pantry from garage. The dining area is a good size for family dinners. The living room is open to the kitchen making entertaining a dream! Built in shelving, gas f/p & large windows make this area nice & bright. Upstairs the primary suite is MASSIVE with a 5 piece ensuite, walkin closet & remote blackout blinds. Down the hall are two more bedrooms with large closets. The laundry down the hall has a (new)high end washer & dryer, sink, & large storage. The Bonus room is an amazing space to watch movies and enjoy family time. A five piece bath finishes this level. The basement is open and ready for development. This home is walking distance to schools & minutes to stores. Quiet crescent. Welcome Home!

Built in 2022

### Essential Information

MLS® # E4452291

Price \$637,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,298                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 107 Kidd Crescent |
| Area        | Leduc             |
| Subdivision | West Haven Park   |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 1N6           |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                             |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                     |
| Fireplaces        | Stone Facing                                                                                                                                            |
| Stories           | 2                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                        |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                        |
| Foundation        | Insulated Concrete Form                                                                                                                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 81           |

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Listing information last updated on August 16th, 2025 at 10:32pm MDT