

\$704,900 - 6 Crestview Place, Leduc

MLS® #E4445930

\$704,900

2 Bedroom, 2.50 Bathroom, 2,566 sqft

Single Family on 0.00 Acres

Leduc Estates, Leduc, AB

STUNNING 2566 sqft Bungalow w/ Lake Views in a Quiet Cul-de-Sac! The charming stone front exterior & oversized dbl garage (heat, water, flr drain & epoxy flr) make a bold first impression. Grand foyer w/ vaulted ceilings, skylights, & hardwood flrs that set the tone for this one-of-a-kind home. Spacious living room features stone FP, office & den offer functional spaces (extra bdrms). The chef's kitchen boasts generous oak cabinets, panel appliances, granite island, lrg pantry & dining space—ideal for family gatherings. 2 heated sunrooms extend your living space year-round. Luxurious primary suite has 5 pc ensuite featuring jet tub, steam shower, & a gas FP in the bedroom. Spacious laundry rm, mudroom/workshop, 1½ bath complete this level. Basement is a fitness enthusiast's dream w/ rubber mat flrs, 1 bdrm, modern bath, & lots of storage. Features: A/C, water softener, filtered water, 2 furnaces, & HWT (2023), some new vinyl windows. Landscaped yard features aggregate patio, trees, 2 sheds, & view of lake.

Built in 1986

Essential Information

MLS® # E4445930

Price \$704,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,566
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6 Crestview Place
Area	Leduc
Subdivision	Leduc Estates
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5K9

Amenities

Amenities	Air Conditioner, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Window Coverings, See Remarks, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, View Lake, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	2
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 11:32am MDT