

## \$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        | 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        8

Zoning                      Zone 81

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Listing information last updated on August 1st, 2025 at 6:02pm MDT