

## \$774,000 - 207 Crystal Creek Drive, Leduc

MLS® #E4454500

**\$774,000**

5 Bedroom, 4.00 Bathroom, 2,584 sqft

Single Family on 0.00 Acres

Crystal Creek\_LEDU, Leduc, AB

WALKOUT BACK TO POND, stunning 2-storey home offers 2584 SF of modern living. Beautifully designed open to above LIVING AREA WITH HUGE WINDOWS, filling the home with natural light. MAIN FLOOR FULL BED & BATH, MASSIVE SPICE KITCHEN, large island and elegant cabinetry flows into a spacious living area OVERLOOKING POND & GREEN SPACE. Upstairs features 2 MASTER BEDROOMS with luxurious ensuites, bonus & 2 additional bedrooms. Other feature include Indent ceilings, MAN DOOR to garage, DECK, SEPARATE SIDE ENTRANCE for future legal suite potential. Close to grocery store, walking distance from OHPAHO SECONDARY school and major amenities. Welcome Home!!

Built in 2025

### Essential Information

MLS® #	E4454500
Price	\$774,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,584
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	207 Crystal Creek Drive
Area	Leduc
Subdivision	Crystal Creek_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0X6

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 23rd, 2025

Days on Market 1

Zoning Zone 81

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