

## \$565,000 - 6 Krahn Court, Leduc

MLS® #E4427616

### \$565,000

3 Bedroom, 2.50 Bathroom, 1,970 sqft  
Single Family on 0.00 Acres

West Haven, Leduc, AB

Welcome Home West Haven Gem alerts ! This beautifully refreshed 2-Story Home with a Triple Garage sits on a HUGE Pie-Shaped Lot in a quiet Cul-De-Sac. Featuring brand new vinyl flooring throughout, a modernized kitchen, and a new garage door, this home blends comfort, space, and style – all at an affordable price! Step into a spacious living room just off the front entrance, flowing into an open-concept, updated kitchen that overlooks the cozy family room with a gas fireplace – perfect for entertaining or relaxing with the family. The main floor also features a convenient laundry area and mudroom, leading to your dream heated triple garage. Upstairs, enjoy a spacious bonus room, a huge primary bedroom with a walk-in closet and large ensuite, plus two additional bedrooms and another full bathroom. The unfinished basement offers endless potential to customize and add even more living space. Outside, enjoy your massive pie-shaped lot with deck, shed, and an incredible amount of private yard space

Built in 2006

### Essential Information

MLS® #	E4427616
Price	\$565,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,970
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6 Krahn Court
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0A3

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Patio, Smart/Program. Thermostat
Parking	Front Drive Access, Heated, Insulated, Over Sized, RV Parking, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Cross Fenced, Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	St- benedict
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## Additional Information

Date Listed	March 26th, 2025
Days on Market	9
Zoning	Zone 81

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