

## \$629,555 - 15 Krahn Court, Leduc

MLS® #E4436716

**\$629,555**

5 Bedroom, 3.00 Bathroom, 1,748 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

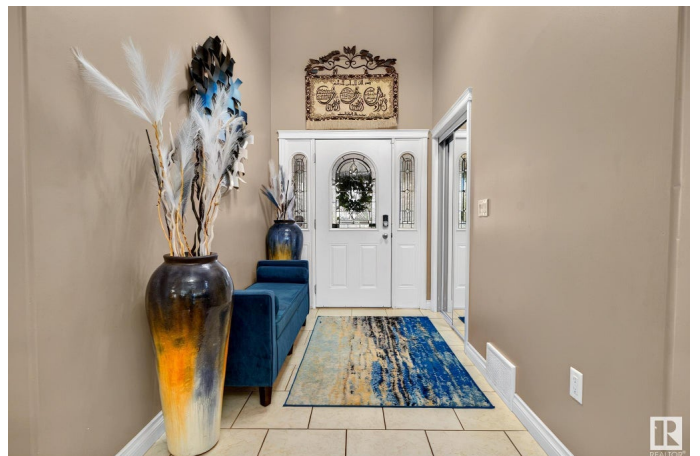
Exquisite 5 bed, 3 bath- Corner Bungalow in a Prime Location. Nestled near serene walking trails & a tranquil pond, this luxurious corner bungalow offers unparalleled convenience—just 5 minutes to Leduc's finest shopping & 10 minutes to the Edmonton International Airport, & 15 mins to South Edmonton! Step inside to be wow'd by the vaulted ceilings, a chef-inspired kitchen with gleaming granite countertops, & a sun-drenched open-concept living area w/large windows. The lavish primary suite features a spa-like ensuite & a spacious walk-in closet, while a 2nd bedroom, 2nd full bath, & main floor laundry complete the main level. Downstairs, discover a fully finished basement with a generous family room, three additional bedrooms, and another full bath. Outside, you have a double attached garage with a MASSIVE driveway for your trucks, trailers, or boat, a meticulously landscaped, fully fenced backyard provides a private oasis for relaxation or play. Sophistication meets functionality in this must-see home!

Built in 2006

### Essential Information

MLS® # E4436716

Price \$629,555



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,748                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 15 Krahn Court |
| Area        | Leduc          |
| Subdivision | West Haven     |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 0A3        |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Closet Organizers              |
| Parking Spaces | 6                              |
| Parking        | Double Garage Attached, Heated |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, |

|              |  |
|--------------|--|
|              | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl   |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 81        |

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Listing information last updated on June 19th, 2025 at 9:18am MDT