

## \$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 |
|------------|--------------|

## Additional Information

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

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Listing information last updated on April 4th, 2025 at 9:02pm MDT