

## \$569,000 - 17 King Street, Leduc

MLS® #E4444611

**\$569,000**

4 Bedroom, 3.00 Bathroom, 1,483 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

Welcome to this large, beautifully maintained ONE OWNER, NO PET, NO SMOKING bungalow with a bright open floor plan. The heart of the home is the expansive kitchen, featuring rich maple cabinets, maple hardwood floors, a corner pantry, and an abundance of cabinet space, perfect for cooking and entertaining. The great room offers a cozy gas fireplace. The front den or second bedroom, provides versatile space for guests or a home office. The primary bedroom boasts a luxurious ensuite with a large shower and a relaxing jacuzzi tub. Enjoy indoor-outdoor living with both a covered front and back deck—ideal for morning coffee or evening BBQs. The fully finished basement includes a wet bar, two spacious bedrooms, a full bath, and huge family room. Outside, the fenced backyard is equipped with a sprinkler system and offers plenty of space for family fun. Enjoy an oversized double garage. Located within walking distance to both elementary and high schools. Only 10 km to the Edmonton International Airport!

Built in 2007

### Essential Information

MLS® # E4444611

Price \$569,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,483
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	17 King Street
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0A3

### **Amenities**

Amenities	Deck, No Smoking Home, Sprinkler Sys-Underground, Wet Bar, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	74
Zoning	Zone 81

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Listing information last updated on September 8th, 2025 at 12:17am MDT