

## \$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 74

Zoning Zone 81

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Listing information last updated on November 5th, 2025 at 9:02am MST