

Courtesy Of Brandon Luff Of LGA Realty Group Inc

## \$665,000 - 139 Kidd Crescent, Leduc

MLS® #E4455718

**\$665,000**

4 Bedroom, 3.00 Bathroom, 1,333 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to this stunning hillside bungalow, built in 2023 with a walkout basement backing onto a pond! Designed with modern living in mind, this open-concept 4 bed, 3 bath home combines style and function with 9 ft ceilings, stainless steel appliances, gas stove, walk-in pantry, and main floor laundry. The west-facing sundeck, complete with natural gas BBQ hookup, is the perfect place for grilling, dining, and taking in the evening sunsets. Inside, unwind by the fireplace or retreat to the primary ensuite with its soaker tub and separate glass surround shower. The finished walkout basement extends your living space with a wet bar, 2 bedrooms, and full bath—ideal for hosting friends or creating a private family space. With central A/C, double attached garage, and the peace of mind of a new home warranty, this property offers a rare balance of modern comfort and relaxed living.

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455718  |
| Price          | \$665,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,333     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2023                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Hillside Bungalow      |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 139 Kidd Crescent |
| Area        | Leduc             |
| Subdivision | West Haven Park   |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 1N6           |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Walkout Basement       |
| Parking       | Double Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Insert, Stone Facing                                                                                                                             |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood, Stone, Vinyl      |
| Exterior Features | Backs Onto Lake, Fenced |
| Roof              | Asphalt Shingles        |
| Construction      | Wood, Stone, Vinyl      |
| Foundation        | Concrete Perimeter      |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | West Haven Public School |
| Middle     | Ohpaho Secondary School  |
| High       | Ohpaho Secondary School  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 50                  |
| Zoning         | Zone 81             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 22nd, 2025 at 9:02am MDT