

# \$599,990 - 240 Crystal Creek Drive, Leduc

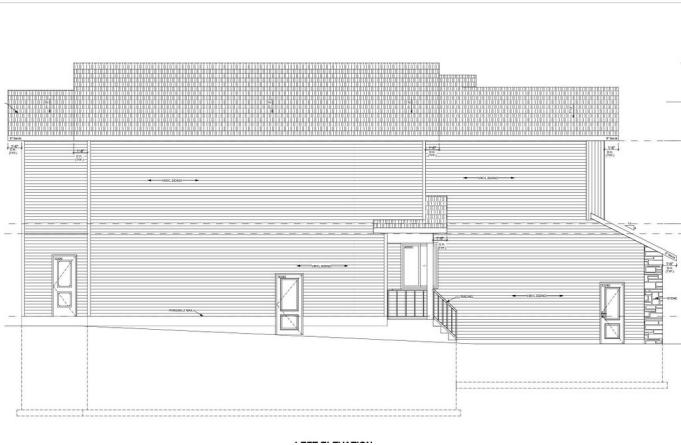
MLS® #E4451139

**\$599,990**

3 Bedroom, 3.00 Bathroom, 2,001 sqft  
Single Family on 0.00 Acres

Crystal Creek\_LEDU, Leduc, AB

Discover this exceptional new build, crafted for style and comfort. 2-storey home in Leduc, Backing onto a beautiful Green Space for full privacy! 2,000 sq. ft., it features 4 beds, 3 full baths, a main floor bedroom with full bath, Beautiful Bonus room , and a spa-like primary suite. The open-to-above living area, 9-ft ceilings on all levels, side basement entrance, and garage drain add modern convenience. Enjoy high-end finishes like luxury vinyl plank, dual-tone cabinets, quartz counters, MDF shelving, and a spice kitchen. Customize your finishes! Minutes from Costco, Outlet Mall & Airport.



Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451139               |
| Price          | \$599,990              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,001                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 240 Crystal Creek Drive |
| Area        | Leduc                   |
| Subdivision | Crystal Creek_LEDU      |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 1N9                 |

## Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft. |
| Parking Spaces | 4                                        |
| Parking        | Double Garage Attached                   |

## Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 81          |

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Listing information last updated on August 20th, 2025 at 11:17am MDT