

## \$580,000 - 17 King Street, Leduc

MLS® #E4444611

**\$580,000**

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 an oversized family room with a pool table that stays. 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.

Built in 2007

### Essential Information

MLS® # E4444611

Price \$580,000



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	62
Zoning	Zone 81

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