

## \$629,555 - 15 Krahn Court, Leduc

MLS® #E4436716

**\$629,555**

5 Bedroom, 3.00 Bathroom, 1,748 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

Exquisite 5 bed, 3 bath- Corner Bungalow in a Prime Location. Nestled near serene walking trails & a tranquil pond, this luxurious corner bungalow offers unparalleled convenience—just 5 minutes to Leduc's finest shopping & 10 minutes to the Edmonton International Airport, & 15 mins to South Edmonton! Step inside to be wow'd by the vaulted ceilings, a chef-inspired kitchen with gleaming granite countertops, & a sun-drenched open-concept living area w/large windows. The lavish primary suite features a spa-like ensuite & a spacious walk-in closet, while a 2nd bedroom, 2nd full bath, & main floor laundry complete the main level. Downstairs, discover a fully finished basement with a generous family room, three additional bedrooms, and another full bath. Outside, you have a double attached garage with a MASSIVE driveway for your trucks, trailers, or boat, a meticulously landscaped, fully fenced backyard provides a private oasis for relaxation or play. Sophistication meets functionality in this must-see home!

Built in 2006

### Essential Information

MLS® # E4436716

Price \$629,555



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,748
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	15 Krahn Court
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0A3

### Amenities

Amenities	Closet Organizers
Parking Spaces	6
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	30
Zoning	Zone 81

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