

## \$704,900 - 6 Crestview Place, Leduc

MLS® #E4445930

**\$704,900**

2 Bedroom, 2.50 Bathroom, 2,566 sqft

Single Family on 0.00 Acres

Leduc Estates, Leduc, AB

STUNNING 2566 sqft Bungalow w/ Lake Views in a Quiet Cul-de-Sac! The charming stone front exterior & oversized dbl garage (heat, water, flr drain & epoxy flr) make a bold first impression. Grand foyer w/ vaulted ceilings, skylights, & hardwood flrs that set the tone for this one-of-a-kind home. Spacious living room features stone FP, office & den offer functional spaces (extra bdrms). The chef's kitchen boasts generous oak cabinets, panel appliances, granite island, lrg pantry & dining space—ideal for family gatherings. 2 heated sunrooms extend your living space year-round. Luxurious primary suite has 5 pc ensuite featuring jet tub, steam shower, & a gas FP in the bedroom. Spacious laundry rm, mudroom/workshop, 1½ bath complete this level. Basement is a fitness enthusiast's dream w/ rubber mat flrs, 1 bdrm, modern bath, & lots of storage. Features: A/C, water softener, filtered water, 2 furnaces, & HWT (2023), some new vinyl windows. Landscaped yard features aggregate patio, trees, 2 sheds, & view of lake.

Built in 1986

### Essential Information

MLS® # E4445930

Price \$704,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,566
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6 Crestview Place
Area	Leduc
Subdivision	Leduc Estates
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5K9

### Amenities

Amenities	Air Conditioner, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Window Coverings, See Remarks, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, View Lake, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	1
Zoning	Zone 81

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Listing information last updated on July 4th, 2025 at 10:47pm MDT