

## \$679,000 - 203 Crystal Creek Dr, Leduc

MLS® #E4464633

**\$679,000**

4 Bedroom, 3.00 Bathroom, 2,286 sqft

Single Family on 0.00 Acres

Crystal Creek\_LEDU, Leduc, AB

Experience luxury living at its finest with this 2,200 sq ft walkout home facing the lake! Designed with style and functionality in mind, this modern masterpiece offers high-end finishes throughout and an airy open-to-below living room with a fireplace that creates a warm and inviting focal point. The main floor features a bedroom with a full bath, perfect for guests, along with a gourmet kitchen, a spice kitchen, & bright dining area with a potential bar nook. Upstairs, a spacious primary suite with a 5-piece spa ensuite and a massive walk-in closet, two additional bedrooms, 4 piece bath, a bonus family room, and a laundry area. Enjoy morning coffee or sunsets from your balcony overlooking the lake, and envision the endless possibilities of the full unfinished walkout basement below. Nestled in one of Leduc's most desirable communities, this home combines elegance, comfort, and location—close to parks, schools, shopping, and quick highway access. A rare blend of luxury design and lake-side tranquility.

Built in 2025

### Essential Information

MLS® # E4464633

Price \$679,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,286                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 203 Crystal Creek Dr |
| Area        | Leduc                |
| Subdivision | Crystal Creek_LEDU   |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0X6              |

### Amenities

|               |                                                                                                          |
|---------------|----------------------------------------------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                                                                   |
| Is Waterfront | Yes                                                                                                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                 |
| Exterior Features | Airport Nearby, Backs Onto Lake, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | November 4th, 2025 |
| 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 November 4th, 2025 at 3:03pm MST