

\$479,900 - 29 Armstrong Crescent, Leduc

MLS® #E4445558

\$479,900

6 Bedroom, 2.00 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Leduc Estates, Leduc, AB

This stunning bi-level is located on a quiet street in prestigious Leduc estates - one of Leduc's most desirable neighborhoods! Craftsmanship & pride of ownership abound inside and out! Many recent upgrades on the main floor include a new kitchen c/w stainless appliances & granite countertops, a beautiful coffee bar in the dining room, all new doors, trim & baseboards, renovated bathroom - all upgraded less than 2 years ago! Moving to the lower level, you'll find glass blocks in the stairwell, installed with beautiful accent lighting! The basement includes newer vinyl plank flooring, (~5 years ago) new ceiling tiles and another renovated bathroom! A brand new roof, & a large deck just added, make this home truly turn-key ready! With 3 bed rooms up, and 3 more downstairs, you have plenty of room and options! This beautifully landscaped and maintained lot also backs onto Southwick Park, with quick access to trails, Fred John Park, & Leduc Golf Club!

Built in 1979

Essential Information

MLS® #	E4445558
Price	\$479,900
Bedrooms	6
Bathrooms	2.00



Full Baths	2
Square Footage	1,098
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	29 Armstrong Crescent
Area	Leduc
Subdivision	Leduc Estates
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5G1

Amenities

Amenities	Off Street Parking, Deck, No Smoking Home
Parking	Double Garage Detached

Interior

Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed July 3rd, 2025

Days on Market 5

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 July 8th, 2025 at 1:03pm MDT