

## **\$465,000 - 140 West Haven Drive, Leduc**

MLS® #E4435059

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

Perfectly situated on a huge pie shaped, corner lot, this bright and spacious home has been meticulously cared for. Step inside and view the flex room with large front window. Then onto the main floor open concept living area that showcases luxury vinyl plank floors, a kitchen with an island that has a raised eating bar, plenty of cabinetry and counter space & a pantry. The dining area is filled with natural light & opens to the family room, complete with a stone fireplace & built-in speakers. The 2 pc bath is tucked away & completes this level. Upstairs offers a king-sized primary bedroom with walk in closet & a 3 pc ensuite with double shower & 2 more bdrms. Basement is unspoiled and ready for future development with its perfect floor print. The double detached garage is finished ,insulated, and heated with radiant heating. Enjoy the beautifully landscaped yard with RV parking, surrounded by trees for added privacyâ€”all located in desirable West Haven. A rare opportunity for space, comfort, and location!

Built in 2009

### **Essential Information**

MLS® # E4435059

Price \$465,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,615
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	140 West Haven Drive
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0M5

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Front Porch, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	23
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 May 30th, 2025 at 11:17am MDT