

\$525,000 - 172 Kirpatrick Way, Leduc

MLS® #E4433728

\$525,000

4 Bedroom, 3.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to this single-family home with a detached double garage in the vibrant community of Leduc that is priced to sell as this unique income generating home has a one-bedroom legal basement suite already leased! The entrance leads to a bright, semi-open-concept main floor, that will great you towards your private office or den. The spacious kitchen boasts stainless steel appliances and modern cabinetry, with a quartz countertop. A 2-pc bathroom is also on the main floor. Upstairs, the primary suite features a walk-in closet, a 3-pc ensuite, two more bedrooms, another full bath with laundry on the upper floor, and a linen closet. The legal basement with a rear entrance has a separate kitchen, laundry, bathroom, living room and one bedroom. Outside, both the main house and basement have access to the pie shaped huge backyard with double detached garage. Located minutes from schools, shopping, dining, Edmonton Air port and main Highway!

Built in 2016

Essential Information

MLS® # E4433728

Price \$525,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,550 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 172 Kirpatrick Way |
| Area | Leduc |
| Subdivision | West Haven Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0Z2 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Slab

Additional Information

Date Listed May 1st, 2025

Days on Market 9

Zoning Zone 81

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