

## \$324,900 - 102 West Haven Drive, Leduc

MLS® #E4440989

**\$324,900**

3 Bedroom, 2.50 Bathroom, 1,514 sqft  
Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

Tucked inside a quiet, private gated community, this beautifully maintained townhouse offers a blend of comfort and convenience. Rich hardwood floors and 9' ceilings enhance the airy, open main floor, where a cozy corner fireplace anchors the spacious living and dining areas. The kitchen provides ample cabinetry and easy flow for everyday living or entertaining. Main floor laundry and a finished double garage offer everyday ease. Step out to a private deck that overlooks the peaceful backyard—ideal for relaxing and enjoying a cup of coffee in the morning. Upstairs, discover a full bath, three well-sized bedrooms plus a versatile den. The primary suite features a walk-in closet and its own ensuite. The basement offers future potential, including rough-ins for an additional bathroom, let your imagination go wild and create your ideal lower level. With lawn care and snow removal included, you can enjoy worry-free living just minutes from Leduc Common, the golf course, and major routes for an easy commute.

Built in 2008

### Essential Information

MLS® # E4440989

Price \$324,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,514
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	102 West Haven Drive
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0A2

### Amenities

Amenities	Ceiling 9 ft., Deck
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Gated Community, Golf Nearby, Landscaped, No Through Road, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	9
Zoning	Zone 81
Condo Fee	\$389

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Listing information last updated on June 15th, 2025 at 4:17pm MDT