# \$649,900 - 318 West Haven Drive, Leduc

MLS® #E4448570

### \$649,900

4 Bedroom, 2.50 Bathroom, 2,450 sqft Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Immaculate home with high-end finishes, smart design, and unbeatable location! Featuring 4 spacious bedrooms upstairs plus a main floor den/flex space, this home is perfect for families or professionals. The open-concept kitchen includes quartz countertops, a large island with eating bar, a walk-through pantry, and flows into an organized mudroom. Enjoy modern touches like glass railings, upstairs laundry, and air conditioning. The luxurious primary suite offers a jetted tub, walk-in shower, and a walk-through closet with direct hallway access. Concrete sidewalk leads to a private side entranceâ€"ideal for future basement suite development. Oversized heated garage (24'x25') for vehicles, toys, or workshop. Relax on the back deck with gas line hookup and enjoy the beautifully landscaped yard offering privacy. Just a short walkâ€"even in winterâ€"to the local school. This home truly has it allâ€"style, space, and functionality. A must-see!

Built in 2021

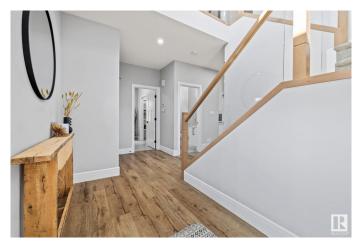
#### **Essential Information**

MLS® # E4448570 Price \$649,900

Bedrooms 4
Bathrooms 2.50







Full Baths 2
Half Baths 1

Square Footage 2,450 Acres 0.00 Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 318 West Haven Drive

Area Leduc

Subdivision West Haven Park

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1B6

# **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke,

Exterior Walls- 2"x6", Front Porch, Parking-Extra, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9

ft. Basement Ceiling

Parking Double Garage Attached, Over Sized

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Water Softener, Window

Coverings, TV Wall Mount, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Low Maintenance Landscape, No Back Lane,

Park/Reserve, Playground Nearby, Private Setting, Schools, Shopping

Nearby, Treed Lot

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary West Haven Public School

#### **Additional Information**

Date Listed July 18th, 2025

Days on Market 11

Zoning Zone 81

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Listing information last updated on July 29th, 2025 at 9:02pm MDT