

## \$309,000 - 124 102 West Haven Drive, Leduc

MLS® #E4453632

**\$309,000**

3 Bedroom, 2.50 Bathroom, 1,458 sqft  
Condo / Townhouse on 0.00 Acres

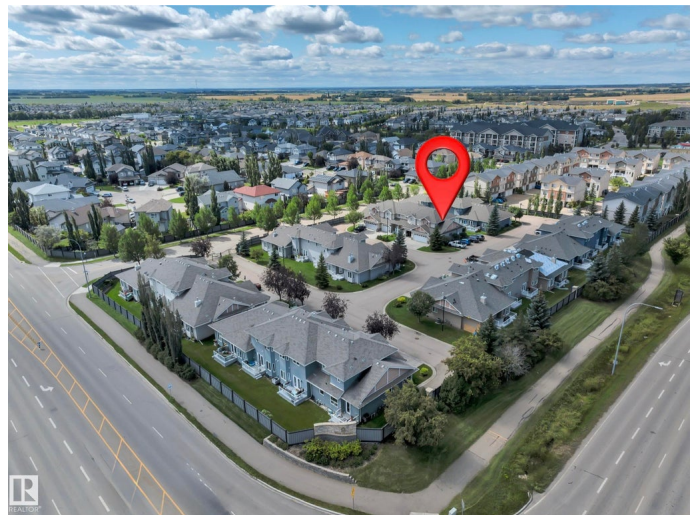
West Haven, Leduc, AB

Shannara Court a gated community located in West Haven walking distance to shopping. A charming end unit with 3 bedrooms up and Double attached garage. Main floor has Hardwood flooring throughout the Living Room, Dinette and Kitchen. Living room has corner Napoleon Gas Fireplace and a garden door to West Back deck. Spacious Kitchen w/ample cabinets has Corner Pantry and Eat at Counter, room for a couple of chairs here. 2 pce bath and direct access into the garage complete this level. Upper level: Primary bedroom with 4 pce ensuite w/deep soaker tub and separate shower. 2nd and 3rd bedrooms plus a 4 pce bath complete this upper level. Basement is full and open, perfect spot to make it your own, roughed In Plumbing. Finished Double attached Garage is 19'4"x 19'5" Deep. Visitor parking is right next to this end unit. Central Air! Pets with board approval, dogs can't be over 25 lbs. 2025 Property Taxes are \$3085.00 Yearly

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453632  |
| Price     | \$309,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,458             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 124 102 West Haven Drive |
| Area        | Leduc                    |
| Subdivision | West Haven               |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 0A2                  |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Air Conditioner, Deck                                 |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Front Drive Access, Insulated |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | ensuite bathroom                                           |
| Appliances        | Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                  |
| Fireplace         | Yes                                                        |
| Fireplaces        | Mantel                                                     |
| Stories           | 2                                                          |
| Has Basement      | Yes                                                        |
| Basement          | Full, Unfinished                                           |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | Landscaped         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 19th, 2025  
Days on Market                16  
Zoning                              Zone 81  
Condo Fee                        \$402

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