

## \$450,000 - 6 Kingdom Place, Leduc

MLS® #E4454886

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

Unique duplex in a highly desirable location. This bi-level duplex is perfect for a young professional, empty nester or snowbird. Main floor features a large, wide-open floor plan with a spacious living room, a big kitchen and dining room, as well as a den/office. A full bathroom and laundry room complete the main floor, which also features vaulted ceilings, a gas fireplace and lots of windows for an abundance of natural light. Up a few steps is the primary suite with a walk-in closet and an ensuite bathroom. The basement is fully finished with an additional 2 bedrooms, a third full bathroom, a rec room, a storage area, and high ceilings. Double attached garage, spacious backyard, all located in West Haven, close to all amenities, commuter highways, walking trails, golf course, and a K-7 School.

Built in 2007

### Essential Information

MLS® #	E4454886
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,412
Acres	0.00
Year Built	2007



Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### Community Information

Address	6 Kingdom Place
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8J7

### Amenities

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Flat Site, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	West Haven
Middle	West Haven
High	Opaho

**Additional Information**

Date Listed	August 27th, 2025
Days on Market	1
Zoning	Zone 81

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