

\$449,000 - 134 West Haven Drive, Leduc

MLS® #E4440182

\$449,000

3 Bedroom, 2.50 Bathroom, 1,591 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

Discover this beautifully maintained 1500+ sq ft 2-storey former show home located in the sought-after community of West Haven, Leduc. With charming curb appeal and a welcoming front porch, this home offers comfort, space, and style. The main floor features a bright and open layout with a spacious living room, a kitchen with an eat-at island and plenty of cabinetry, a dedicated dining area, a versatile den or home office, and a convenient half bath. Upstairs, you'll find a laundry room, two generous guest bedrooms, a 4pc main bathroom, and a lovely primary suite complete with a walk-in closet and 4pc ensuite. The unfinished basement is a blank canvas—ready for your personal touch. Outside, enjoy a large backyard with a huge deck, perfect for relaxing or entertaining. The double detached garage provides ample parking and storage. Recent updates include a new washer, dishwasher, and microwave (2024), and a hot water tank (2022). A perfect family home with room to grow!

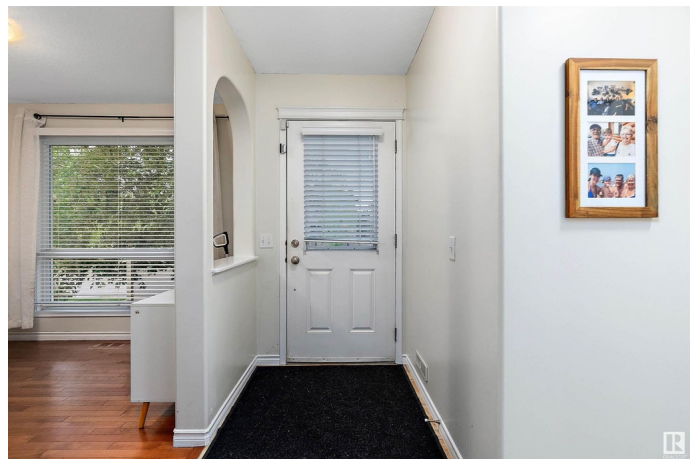
Built in 2010

Essential Information

MLS® # E4440182

Price \$449,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,591
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	134 West Haven Drive
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0J4

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Front Porch
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 3rd, 2025
Days on Market 9
Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on June 13th, 2025 at 4:32am MDT