

## \$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 entrance—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 walk—even in winter—to the local school. This home truly has it all—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
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### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	1
Zoning	Zone 81

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Listing information last updated on July 19th, 2025 at 5:17am MDT