

## \$222,222 - 210 105 West Haven Drive, Leduc

MLS® #E4456546

**\$222,222**

2 Bedroom, 2.00 Bathroom, 937 sqft

Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

Fabulous location for this cozy 2 bedroom, 2 full bath condo. Open concept kitchen, dining and living space cleverly separates the 2 beds and baths for ultimate privacy and efficient use of space. East-facing patio offers good natural light. In-suite laundry for maximum convenience. Freshly painter and move in ready! The complex is really well managed and comes with titled underground parking and a gym! 2 minutes to Leduc Common, 10 minutes to the Premium Outlet stores and <15 minutes to the airport. Just steps to a convenience store and a lovely pond. 2 blocks to West Haven School for K-9. I know you will also appreciate the A/C and 9' ceilings. Lots of visitor parking and low condo fees that include heat, air conditioning and water. So much to offer.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456546  |
| Price          | \$222,222 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 937       |
| Acres          | 0.00      |
| Year Built     | 2008      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 210 105 West Haven Drive |
| Area        | Leduc                    |
| Subdivision | West Haven               |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 0R9                  |

### Amenities

|               |                                                                                                                                                                                               |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Sprinkler System-Fire |
| Parking       | Heated, Underground                                                                                                                                                                           |
| Is Waterfront | Yes                                                                                                                                                                                           |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| # of Stories      | 4                                                                                                                   |
| Stories           | 1                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Airport Nearby, Backs Onto Lake, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 41                  |
| Zoning         | Zone 81             |
| Condo Fee      | \$277               |

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Listing information last updated on October 17th, 2025 at 2:32am MDT