

## **\$459,900 - 104 Kirpatrick Link, Leduc**

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MLS® #E4437735

### **\$459,900**

3 Bedroom, 2.50 Bathroom, 2,055 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to West Haven Park! This immaculately kept home features 3 beds, 2.5 baths and over 2000sqft of living space. As you enter the home you are greeted by a large entryway that leads into your open concept living and dining area with a HUGE 8 ft island, walk-in pantry & tons of natural light. As you head upstairs, you will find a large bonus area that is perfect for entertaining, 2 beds and a SPACIOUS 4 pc main bath complete with dual sinks, tile flooring, and tile surround at the shower. Head to the large primary suite where you will find a huge WIC, as well as a stunning 5 pc ensuite with separate shower and a large soaker tub. Downstairs features 9ft ceilings & a blank canvas, perfect for families that need additional living space. Your double oversized garage allows large vehicles the ability to park inside, with additional storage space. Other features of this home include A/C, close to West Haven Public School, Audrey Griffiths Park, Leduc Common, amenities, & quick access to Highway 2.



Built in 2015

### **Essential Information**

MLS® #	E4437735
Price	\$459,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,055
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	104 Kirpatrick Link
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0W2

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	Zone 81

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Listing information last updated on June 16th, 2025 at 12:17pm MDT