

## \$262,854 - 109 104 West Haven Drive, Leduc

MLS® #E4444405

**\$262,854**

3 Bedroom, 2.50 Bathroom, 1,586 sqft

Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

4 PARKING SPOTS AT YOUR FRONT DOOR, single attached garage, carport and double wide driveway. Desirable townhouse condo in West Haven. 1585 sq ft , 3 bedroom, 2.5 bath, new vinyl plank flooring on main & upper levels. Large foyer with ceramic tile offers lots of space & access to garage & rear of unit. Laundry with newer washer & dryer and utilities are located on this level as well plus storage under the stairs. Main floor feels like an open concept single family home with 9 ft ceilings, tons of natural light and kitchen with large pantry, an abundance of cabinets & lots of counter space. Stainless steel appliances, inc new fridge, stay. Spacious Living room can function as one big room or have a formal dining area. Upstairs features main 4 pc bath, 3 bedrooms including large primary suite with walk in closet & 3 pc ensuite. Close to all amenities including: shopping, schools, restaurants and quick access to Hwy 39 and Hwy 2. Pets are allowed (subject to board approval). Larger dogs are allowed.

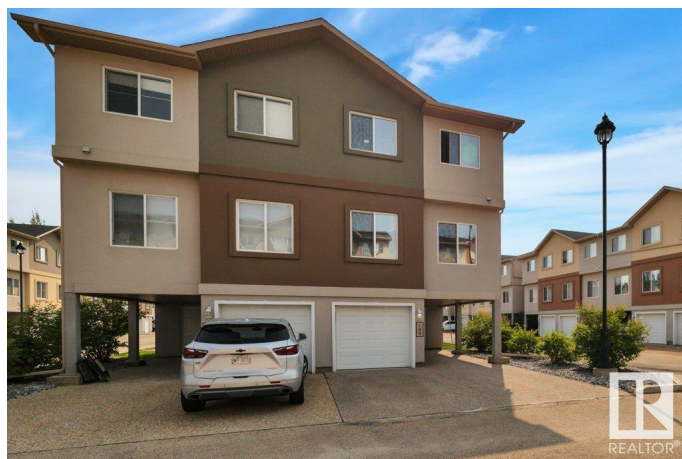
Built in 2008

### Essential Information

MLS® # E4444405

Price \$262,854

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,586
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	109 104 West Haven Drive
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0N9

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Parking-Visitor
Parking Spaces	4
Parking	Insulated, Parking Pad Cement/Paved, Single Carport, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Flat Site, Gated Community, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	5
Zoning	Zone 81
Condo Fee	\$417

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Listing information last updated on July 1st, 2025 at 8:02pm MDT