

\$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!

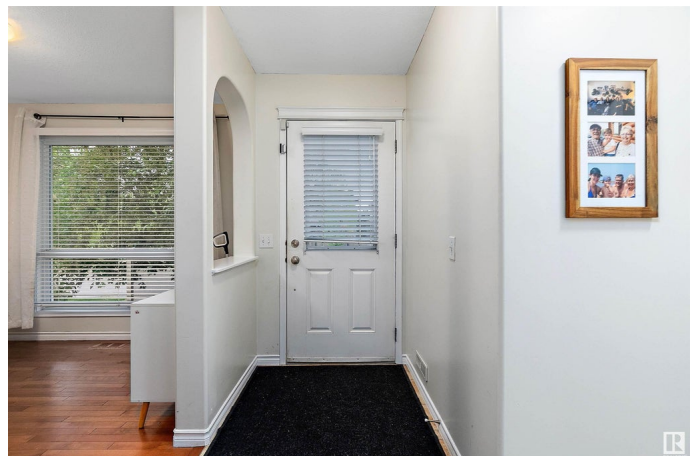
Built in 2010

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 12
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 15th, 2025 at 12:32am MDT