

## \$225,000 - 306 105 West Haven Drive, Leduc

MLS® #E4446087

**\$225,000**

2 Bedroom, 2.00 Bathroom, 948 sqft

Condo / Townhouse on 0.00 Acres

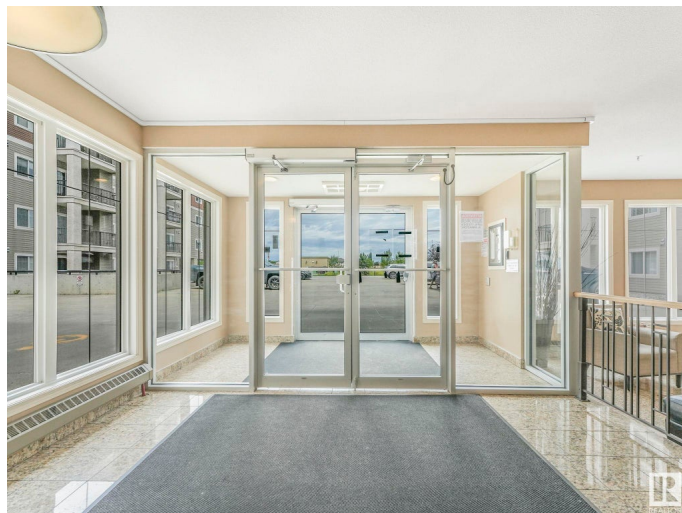
West Haven, Leduc, AB

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. West-facing balcony faces green space and offers spectacular sunset views and wonderful natural light. In-suite laundry for maximum convenience. 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 and water. So much to offer.

Built in 2008

### Essential Information

MLS® #	E4446087
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	2008



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

### Community Information

Address	306 105 West Haven Drive
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0R9

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Security Door, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, 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, Low Maintenance Landscape, No Back Lane, Picnic Area, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 5th, 2025

Days on Market 1

Zoning Zone 81

Condo Fee \$280

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Listing information last updated on July 6th, 2025 at 4:47am MDT