\$624,999 - 318 West Haven Drive, Leduc

MLS® #E4448570

\$624,999

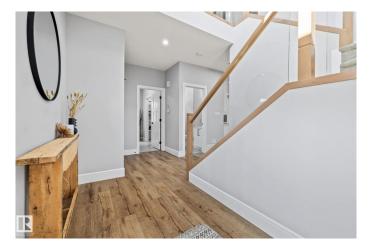
4 Bedroom, 2.50 Bathroom, 2,450 sqft Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Immaculate home with high-end finishes, smart design, and unbeatable location! Featuring 4 spacious bedrooms upstairs plus a main floor den/flex space, this home is perfect for families or professionals. The open-concept kitchen includes quartz countertops, a large island with eating bar, a walk-through pantry, and flows into an organized mudroom. Enjoy modern touches like glass railings, upstairs laundry, and air conditioning. The luxurious primary suite offers a jetted tub, walk-in shower, and a walk-through closet with direct hallway access. Concrete sidewalk leads to a private side entranceâ€"ideal for future basement suite development. Oversized heated garage (24'x25') for vehicles, toys, or workshop. Relax on the back deck with gas line hookup and enjoy the beautifully landscaped yard offering privacy. Just a short walkâ€"even in winterâ€"to the local school. This home truly has it allâ€"style, space, and functionality. A must-see!







Built in 2021

Essential Information

MLS® #	E4448570
Price	\$624,999
Bedrooms	4
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,450
Acres	0.00
Year Built	2021
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	318 West Haven Drive
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B6

Amenities

Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke,	
Exterior Walls- 2"x6", Front Porch, Parking-Extra, Smart/Program.	
Thermostat, Vinyl Windows, HRV System, Natural Gas BBQ Hookup,	
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, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary West Haven Public School

Additional Information

Date Listed	July 18th, 2025
Days on Market	61

Zoning Zone 81

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