

## \$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.

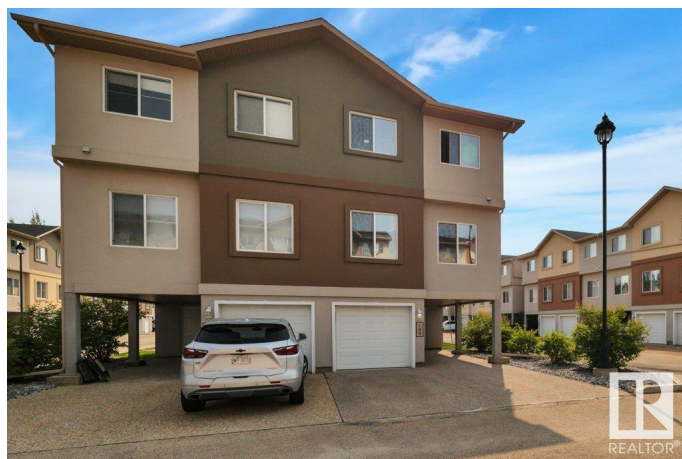
Built in 2008

### 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	19
Zoning	Zone 81
Condo Fee	\$417

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Listing information last updated on July 14th, 2025 at 11:17pm MDT