

\$459,900 - 104 Kirpatrick Link, Leduc

MLS® #E4437735

\$459,900

3 Bedroom, 2.50 Bathroom, 2,055 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to West Haven Park! This immaculately kept home features 3 beds, 2.5 baths and over 2000sqft of living space. As you enter the home you are greeted by a large entryway that leads into your open concept living and dining area with a HUGE 8 ft island, walk-in pantry & tons of natural light. As you head upstairs, you will find a large bonus area that is perfect for entertaining, 2 beds and a SPACIOUS 4 pc main bath complete with dual sinks, tile flooring, and tile surround at the shower. Head to the large primary suite where you will find a huge WIC, as well as a stunning 5 pc ensuite with separate shower and a large soaker tub. Downstairs features 9ft ceilings & a blank canvas, perfect for families that need additional living space. Your double oversized garage allows large vehicles the ability to park inside, with additional storage space. Other features of this home include A/C, close to West Haven Public School, Audrey Griffiths Park, Leduc Common, amenities, & quick access to Highway 2.



Built in 2015

Essential Information

| | |
|----------|-----------|
| MLS® # | E4437735 |
| Price | \$459,900 |
| Bedrooms | 3 |

| | |
|----------------|----------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,055 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 104 Kirpatrick Link |
| Area | Leduc |
| Subdivision | West Haven Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0W2 |

Amenities

| | |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, See Remarks, 9 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, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 25 |
| Zoning | Zone 81 |

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Listing information last updated on June 16th, 2025 at 6:32pm MDT