

## \$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        4  
Zoning                    Zone 81

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