

## \$324,900 - 134 102 West Haven Drive, Leduc

MLS® #E4440989

**\$324,900**

3 Bedroom, 2.50 Bathroom, 1,514 sqft  
Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

Tucked inside a quiet, private gated community, this beautifully maintained townhouse offers a blend of comfort and convenience. Rich hardwood floors and 9' ceilings enhance the airy, open main floor, where a cozy corner fireplace anchors the spacious living and dining areas. The kitchen provides ample cabinetry and easy flow for everyday living or entertaining. Main floor laundry and a finished double garage offer everyday ease. Step out to a private deck that overlooks the peaceful backyard—ideal for relaxing and enjoying a cup of coffee in the morning. Upstairs, discover a full bath, three well-sized bedrooms plus a versatile den. The primary suite features a walk-in closet and its own ensuite. The basement offers future potential, including rough-ins for an additional bathroom, let your imagination go wild and create your ideal lower level. With lawn care and snow removal included, you can enjoy worry-free living just minutes from Leduc Common, the golf course, and major routes for an easy commute.

Built in 2008

### Essential Information

MLS® # E4440989

Price \$324,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,514             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 134 102 West Haven Drive |
| Area        | Leduc                    |
| Subdivision | West Haven               |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 0A2                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck                        |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

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

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Gated Community, Golf Nearby, Landscaped, No Through Road, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 81        |
| Condo Fee      | \$389          |

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Listing information last updated on June 17th, 2025 at 6:32am MDT