

## \$649,900 - 318 West Haven Drive, Leduc

MLS® #E4448570

**\$649,900**

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 entrance—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 walk—even in winter—to the local school. This home truly has it all—style, space, and functionality. A must-see!

Built in 2021

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448570  |
| Price     | \$649,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,450                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | 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

|           |                                                                                                                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Over Sized                                                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Alarm/Security System, 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 | 14              |
| Zoning         | Zone 81         |

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Listing information last updated on August 1st, 2025 at 6:02pm MDT