

## **\$449,900 - 166 Kirpatrick Way, Leduc**

MLS® #E4460075

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,700 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

WELCOME TO THIS MODERN 2015 2-STOREY HOME IN SOUGHT-AFTER WEST HAVEN! With 1,700 SQ FT, this home boasts an OPEN-CONCEPT DESIGN with 9' CEILINGS & LAMINATE FLOORS on the MAIN LEVEL. The CHEF'S KITCHEN showcases ELEGANT GRANITE COUNTERTOPS, SS APPLIANCES INCLUDING GAS STOVE, & an 8' x 8' WALK-IN PANTRY that can also serve as a DEN/OFFICE. CENTRAL AIR CONDITIONING provides year-round comfort, while a 2-PC BATH completes the MAIN FLOOR. Upstairs you'll find 3 BEDROOMS, including a PRIMARY SUITE with WALK-IN CLOSET & 4-PC ENSUITE featuring a SOAKER TUB & WALK-IN SHOWER. A 4-PC MAIN BATH & UPSTAIRS LAUNDRY add to the functionality of this level. The BASEMENT is a BLANK CANVAS with 2 LARGE WINDOWS & BATHROOM ROUGH-INS, offering potential for FUTURE BEDROOMS or a REC ROOM. Outside, enjoy the BACK DECK with NO REAR NEIGHBOURS, BACKING AN OPEN FIELD & FUTURE REC CENTER, plus a DOUBLE DETACHED GARAGE. A RARE FIND WITH A MODERN DESIGN IN ONE OF LEDUC'S MOST DESIRABLE NEIGHBOURHOODS!

Built in 2015



## Essential Information

MLS® #	E4460075
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information

Address	166 Kirpatrick Way
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Z2

## Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

## Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	West Haven Public School
Middle	Ecole Leduc Junior High
High	Ohpaho Secondary School

### **Additional Information**

Date Listed	September 30th, 2025
Days on Market	1
Zoning	Zone 81

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Listing information last updated on September 30th, 2025 at 11:02pm MDT