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

MLS® #E4460075

#### \$449,900

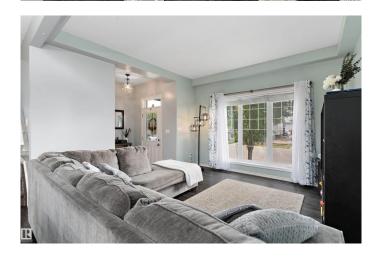
3 Bedroom, 2.50 Bathroom, 1,700 sqft Single Family on 0.00 Acres

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'II 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!







#### **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