

## \$225,000 - 325 105 West Haven Drive, Leduc

MLS® #E4450572

**\$225,000**

2 Bedroom, 2.00 Bathroom, 938 sqft

Condo / Townhouse on 0.00 Acres

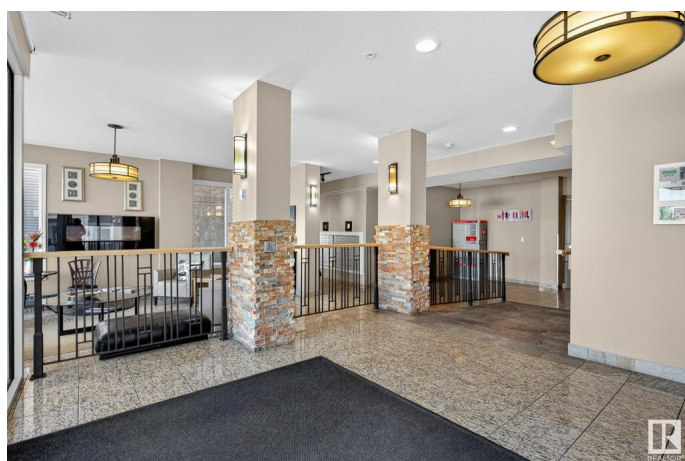
West Haven, Leduc, AB

Welcome to this clean and bright, immaculately maintained 2 bedroom & 2 bathroom unit in West Haven Manor. Conveniently located just blocks away from Leduc Common and all the amenities you would need, a mere 15 minutes to the airport, Costco and the Outlet mall and 2 blocks to the K-9 West Haven School. This unit offers an open floor plan with a large island in the kitchen offering ample counter space, a defined spot for your dining table that leads seamlessly into the living room. The large primary bedroom comes complete with walk through closets and a 4pc ensuite. The second bedroom is just as large as the primary and make for a great office! This unit also offers a large laundry room insuite that has lots of room for extra storage.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450572  |
| Price          | \$225,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 938       |
| Acres          | 0.00      |
| Year Built     | 2008      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 325 105 West Haven Drive |
| Area        | Leduc                    |
| Subdivision | West Haven               |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 1H9                  |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Underground                                                                                                            |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| # of Stories      | 4                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 33              |

|           |         |
|-----------|---------|
| Zoning    | Zone 81 |
| Condo Fee | \$280   |

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Listing information last updated on September 2nd, 2025 at 8:02pm MDT