\$725,000 - 122 Kirpatrick Crescent, Leduc

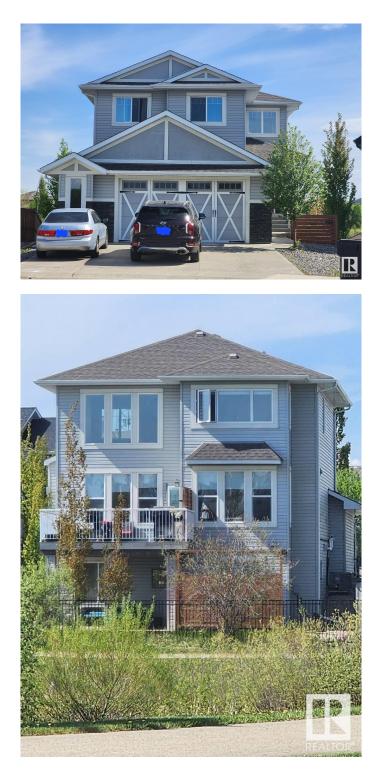
MLS® #E4418153

\$725,000

4 Bedroom, 3.50 Bathroom, 2,037 sqft Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to this stunning 2036 sq ft home in the serene neighborhood of West Haven. Featuring 4 bedrooms, 3.5 baths, and a main-floor den, this home offers an birght open-to-below design with tons of natural light streaming through large windows. The modern kitchen boasts quartz countertops, a spacious island with a dual sink, and high-quality stainless steel appliances. Upstairs, you'll find 3 spacious bedrooms, including a luxurious master suite with a private ensuite and a huge walk-in closet. A standout feature is the walk-out basement with its own beautifully designed kitchen, spacious open space with stunning views of the serene pond at the back. This house located near all amenities and the international airport, on't miss the opportunity to make it yours.



Built in 2015

Essential Information

MLS® #	E4418153
Price	\$725,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,037
Acres	0.00

Year Built	2015
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	122 Kirpatrick Crescent
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0W2

Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom	
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Microwave Hood Fan,	
	Oven-Microwave, Storage Shed, Washer, Window Coverings,	
	Refrigerators-Two, Stoves-Two	
Heating	Forced Air-1, Natural Gas	
Fireplace	Yes	
Fireplaces	Tile Surround	
Stories	3	
Has Basement	Yes	
Basement	Full, Finished	

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Golf Nearby, Landscaped, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	West Haven K-7
Middle	Ohpaho 8-9
High	Ohpaho 10-12

Additional Information

Date Listed	January 16th, 2025
Days on Market	162
Zoning	Zone 81



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 27th, 2025 at 2:33pm MDT