\$439,900 - 166 Kirpatrick Way, Leduc

MLS® #E4460075

\$439.900

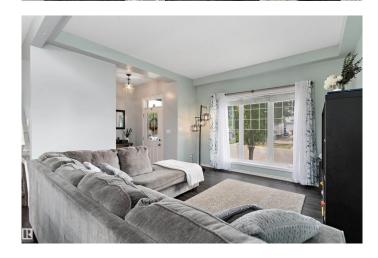
3 Bedroom, 2.50 Bathroom, 1,700 sqft Single Family on 0.00 Acres

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 \$439,900

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 16

Zoning Zone 81

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Listing information last updated on October 16th, 2025 at 5:47am MDT