

## \$229,900 - 126 105 West Haven Drive, Leduc

MLS® #E4437489

**\$229,900**

2 Bedroom, 2.00 Bathroom, 941 sqft

Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

This well maintained complex is located in West Haven with easy access to Leduc Common, EIA, Nisku and QE2. Bright and welcoming lobby leads you to your suite. Enjoy central air conditioning, hot water heating with fan coil, soaring ceilings, two bedrooms, two bathrooms plus a great room concept. Spacious kitchen with large island provides great work space plus eating bar. Cozy living room features patio door leading to private east facing patio. Master bedroom offers two closets and 4 pc ensuite. This unit also offers in suite laundry/storage room. Tired of renting? Want low condo fees and 2 UNDERGROUND heated parking? Exercise room? Come take a look!!! Pets are not allowed in building unless it is a medical service animal. Requires board approval. No plants allowed on patio decks and no more than 4 occupants to a unit.

Built in 2008

### Essential Information

MLS® #	E4437489
Price	\$229,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	941
Acres	0.00



Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	126 105 West Haven Drive
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0R9

### Amenities

Amenities	Air Conditioner, Exercise Room
Parking	Double Indoor, Heated, Parkade

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 20th, 2025
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Days on Market     70  
Zoning                Zone 81  
Condo Fee           \$297



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