

## \$699,000 - 308 West Haven Drive, Leduc

MLS® #E4442241

**\$699,000**

5 Bedroom, 3.50 Bathroom, 2,448 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to this well appointed 2 story in the thriving neighborhood of West Haven Park! Nestled a hop skip and jump from walking paths, schools and all amenities this homes offers upgrades and versatility that will last for years to come! Masterfully designed, this 5 bedroom/3.5 bath home offers a thoughtful and timeless layout, open to above living room adjacent a generous eating area noting an oversized island with seating, sleek black backsplash, cooktop and built in oven! The WALK THRU PANTRY conveniently provides access to main floor laundry which highlights a utility sink and access to HEATED TRIPLE CAR GARAGE! 3 large bedrooms adorn the upper level each with WALK IN CLOSETS! Custom wall details, upgraded ensuite with dual vanities and separate toilet closet! The FINISHED BASEMENT is home to 2 more bedrooms, additional bath, 2nd potential laundry room & open rec space! (potential for an easy in law suite.) All this and AIR CONDITIONING! SIDE ENTRANCE! MAIN FLOOR DEN! What more could you ask for!

Built in 2021

### Essential Information

MLS® # E4442241

Price \$699,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,448
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	308 West Haven Drive
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Hot Water Natural Gas, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Airport Nearby, Fenced, Landscaped, No Back Lane, Playground  
Nearby, Public Transportation, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                June 13th, 2025

Days on Market        71

Zoning                      Zone 81

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