

## \$439,900 - 107 Kirpatrick Bend, Leduc

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MLS® #E4453728

**\$439,900**

3 Bedroom, 3.50 Bathroom, 1,540 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to this charming 3-bedroom, 3.5 bathroom, 2-story home located in the quiet, family-friendly neighborhood of West Haven Park! Bright and inviting, the main floor features an open-concept layout with a spacious living room, a modern kitchen with plenty of counter space, and a dining area. The backyard is perfect for family gatherings and entertaining. Upstairs, you'll find three comfortable bedrooms, including a generous primary suite with a walk-in closet and spa-like ensuite bath. The fully fenced yard provides a safe space for kids and pets to play, while the detached garage adds convenience. The basement has a full-bathroom and is insulated and wired for future development. Close to schools, parks, playgrounds, and amenities, this home is an ideal fit for growing families looking for comfort and community.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453728  |
| Price          | \$439,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,540     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2013                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 107 Kirpatrick Bend |
| Area        | Leduc               |
| Subdivision | West Haven Park     |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 0M5             |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Closet Organizers, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached                          |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Stories           | 2                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Partially Finished                                                                                                          |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 19th, 2025 |
|-------------|-------------------|

Days on Market 5

Zoning Zone 81

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Listing information last updated on August 24th, 2025 at 10:17am MDT