

## \$360,000 - 114 Kirpatrick Way, Leduc

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MLS® #E4462303

**\$360,000**

3 Bedroom, 1.50 Bathroom, 1,308 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Charming half duplex in West Haven has great curb appeal with welcoming front veranda and a large backyard yard featuring a spacious deck—perfect for outdoor living. Freshly painted, this home comes with A/C for comfort. The open-concept main floor has a modern kitchen with center island, raised eating bar, corner pantry, and a dining nook with deck access. Laminate floors run throughout, connecting to the bright living room. Upstairs, you'll find three spacious bedrooms, a versatile den nook ideal for an office or play area, and a 4-piece main bath. The unfinished basement offers a great layout for future development, with a lower laundry area. The oversized single garage includes upper storage, providing ample space for your vehicle and belongings. This move-in-ready home offers both comfort and potential for customization in a fantastic location in family friendly West Haven. Walking distance to k-9 school and easy access to commuter roads and great amenities.

Built in 2013

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4462303  |
| Price    | \$360,000 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,308         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 114 Kirpatrick Way |
| Area        | Leduc              |
| Subdivision | West Haven Park    |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 0Z2            |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Attached                                                             |

### Interior

|              |                                                                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories      | 2                                                                                                                                                               |
| Has Basement | Yes                                                                                                                                                             |
| Basement     | Full, Unfinished                                                                                                                                                |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                           |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stone, Vinyl                           |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      West Haven Public School  
Middle                              West Haven Public School

**Additional Information**

Date Listed                      October 16th, 2025  
Days on Market                3  
Zoning                              Zone 81

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