

## \$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
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Days on Market 1

Zoning Zone 81

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