

## \$225,000 - 425 105 West Haven Drive, Leduc

MLS® #E4454813

**\$225,000**

2 Bedroom, 2.00 Bathroom, 938 sqft

Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

Top Floor, 2 bedroom, 2 bathroom condo, beautiful view from balcony. EXTREMELY well maintained, so clean! Quiet and spotlessly clean building that is self-managed. Open floor plan with very spacious kitchen, island, large living room, & a large in-suite laundry with room for storage! There are 2 bedrooms, one has an ensuite, the other has a main 4pc bath, just two steps outside the room! There is a gorgeous view from the balcony, a must see! Tons of parking for visitors. Also, there is an option to have a gym membership in the building! AC in the suite!

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454813               |
| Price          | \$225,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 938                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 425 105 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   | Underground                    |

## Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

## Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 81           |
| Condo Fee      | \$280             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 15th, 2025 at 11:47pm MDT