

## \$525,000 - 172 Kirpatrick Way, Leduc

MLS® #E4433728

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,550 sqft  
Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to this single-family home with a detached double garage in the vibrant community of Leduc that is priced to sell as this unique income generating home has a one-bedroom legal basement suite already leased! The entrance leads to a bright, semi-open-concept main floor, that will great you towards your private office or den. The spacious kitchen boasts stainless steel appliances and modern cabinetry, with a quartz countertop. A 2-pc bathroom is also on the main floor. Upstairs, the primary suite features a walk-in closet, a 3-pc ensuite, two more bedrooms, another full bath with laundry on the upper floor, and a linen closet. The legal basement with a rear entrance has a separate kitchen, laundry, bathroom, living room and one bedroom. Outside, both the main house and basement have access to the pie shaped huge backyard with double detached garage. Located minutes from schools, shopping, dining, Edmonton Air port and main Highway!

Built in 2016

### Essential Information

MLS® #	E4433728
Price	\$525,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,550
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	172 Kirpatrick Way
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Z2

### Amenities

Amenities	Deck, Detectors Smoke, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Slab

**Additional Information**

Date Listed                      May 1st, 2025

Days on Market                10

Zoning                            Zone 81

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