

## **\$375,000 - 123 102 West Haven Drive, Leduc**

MLS® #E4457935

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,332 sqft  
Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

BEAUTIFUL END UNIT BUNGALOW! Located in one of Leduc's finest gated condo complexes in Shannara Court. Close to great amenities and only minutes to the International Airport. Featuring an OPEN CONCEPT with 1332 square feet, vaulted ceilings, and gleaming hardwood floors. Very spacious and bright living room with attractive gas fireplace. Big and beautiful kitchen with Granite countertops, appliances, pantry plus a large dining area. Main floor Primary Bedroom with lovely 4 piece ensuite. Second bedroom on the main, a den/office, a 4 piece bathroom with Granite, and convenient laundry area as well. The basement is partially finished and offers 9 ft. ceilings. CENTRAL A/C too! Double attached garage and a lovely front deck and back deck as well. Visitor parking is just next to this unit. Professionally managed complex with reasonable monthly condo fees of \$386.06. GREAT VALUE & LOCATION! Immediate possession is available! See it today! Visit REALTOR® website for more information.

Built in 2007

### **Essential Information**

MLS® #	E4457935
Price	\$375,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,332
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	123 102 West Haven Drive
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0A2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Parking-Visitor, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Gated Community, Golf Nearby, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 15th, 2025
Days on Market	1
Zoning	Zone 81
Condo Fee	\$386

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Listing information last updated on September 16th, 2025 at 3:17pm MDT