Courtesy Of Shauna J Florence Of RE/MAX Professionals

$360,000 - 114 Kirpatrick Way, Leduc

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 deckâ€”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	6
Zoning	Zone 81

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Listing information last updated on October 22nd, 2025 at 12:32am MDT