

# \$224,900 - 321 105 West Haven Drive, Leduc

MLS® #E4455288

## \$224,900

2 Bedroom, 2.00 Bathroom, 926 sqft  
Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

2 bedroom 2 full bathroom condo in Leduc. This unit features a large open concept kitchen with an island, 5 appliances, a large storage room with in-suite laundry, air conditioning and a large patio with gas hookup for bbq. The master bedroom has a walkthrough his and hers closet with plenty of storage space and opens to a large ensuite with bathtub, shower, vanity, and plenty of counter space. The kitchen is fully equipped with a fridge, stove, microwave, dishwasher, and kitchen island, with a double sink. The building is located just blocks from Leduc Common and has an equipped exercise room, three elevators, security cameras throughout, and ample visitor parking. Water, heat and window treatments are included, along with a secure underground parking stall. No pets.

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455288  |
| Price          | \$224,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 926       |
| Acres          | 0.00      |
| Year Built     | 2008      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 321 105 West Haven Drive |
| Area        | Leduc                    |
| Subdivision | West Haven               |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 0R9                  |

### Amenities

|               |                                                                                                                                         |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Visitor, Sprinkler System-Fire |
| Parking       | Parkade                                                                                                                                 |
| Is Waterfront | Yes                                                                                                                                     |

### Interior

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

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco, Vinyl                                                                                               |
| Exterior Features | Airport Nearby, Backs Onto Lake, Corner Lot, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Concrete, Brick, Stucco, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                           |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 29th, 2025 |
|-------------|-------------------|

|                |         |
|----------------|---------|
| Days on Market | 32      |
| Zoning         | Zone 81 |
| Condo Fee      | \$280   |

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Listing information last updated on September 30th, 2025 at 3:02am MDT