

# **\$1,249,000 - 136 Kirpatrick Crescent, Leduc**

MLS® #E4426813

**\$1,249,000**

5 Bedroom, 3.50 Bathroom, 3,431 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

This Custom Home Stands Out With Its Clean, Bold & Decidedly Modern Interpretation of "Home." Built Without Compromise, It Reflects Only The Very Best of Building Materials, The Most Expensive Millwork & Finest Appliances. FEATURES: Approx 4887 Total Sq. Ft. of Developed Area. Provides a Complete Range of Space, Storage & Functionality. 6 BDRMS, 4 BTHRMS. Primary Suite Offers Copious Amounts of Space Including a Balcony + an Ultra Chic Ensuite Retreat w/ Stand Alone Soaker Tub. Fireplace/ TV Features. Stunning Spa Rain Shower w/Dual Heads & Body Sprayers. Separate Water Closet w/Toilet + Urinal. Heated Floor/ Towel Rack. Additional Features: Complete Home Automation System- Voice Controlled +Alarm & Monitoring Cameras. Anthem Surround System w/ Projector + Sub. Custom Sonos Sound System w/12 Zones (Inside & Out.) Water Irrigation System. Reverse Osmosis + Robust Air Filtration Systems. Plus So Much More. This Custom Home Offers Every Amenity of Luxury Living.

Built in 2016

## **Essential Information**

MLS® #	E4426813
Price	\$1,249,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,431
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	136 Kirpatrick Crescent
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0W3

### Amenities

Amenities	Ceiling 10 ft., Closet Organizers, Deck, Exercise Room, Hot Water Tankless, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Heated, Insulated, Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum Systems, Washer, Water Softener, Wine/Beverage Cooler, Oven Built-In-Two, Garage Heater
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Insert, Wall Mount
Stories	3

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	West Haven Plublic K-7
Middle	Ohpaho Secondary 8-12
High	Ohpaho Secondary 8-12

## Additional Information

Date Listed	March 20th, 2025
Days on Market	135
Zoning	Zone 81

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 August 2nd, 2025 at 9:17pm MDT