

## \$719,900 - 308 West Haven Drive, Leduc

MLS® #E4431668

**\$719,900**

5 Bedroom, 3.50 Bathroom, 2,448 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to this well appointed 2 story in the thriving neighborhood of West Haven Park! Nestled a hop skip and jump from walking paths, schools and all amenities this homes offers upgrades and versatility that will last for years to come! Masterfully designed, this 5 bedroom/3.5 bath home offers a thoughtful and timeless layout, open to above living room adjacent a generous eating area noting an oversized island with seating, sleek black backsplash, cooktop and built in oven! The WALK THRU PANTRY conveniently provides access to main floor laundry which highlights a utility sink and access to HEATED TRIPLE CAR GARAGE! 3 large bedrooms adorn the upper level each with WALK IN CLOSETS! Custom wall details, upgraded ensuite with dual vanities and separate toilet closet! The FINISHED BASEMENT is home to 2 more bedrooms, additional bath, 2nd potential laundry room & open rec space! (potential for an easy in law suite.) All this and AIR CONDITIONING! SIDE ENTRANCE! MAIN FLOOR DEN! What more could you ask for!

Built in 2021

### Essential Information

MLS® # E4431668

Price \$719,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,448                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 308 West Haven Drive |
| Area        | Leduc                |
| Subdivision | West Haven Park      |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1B6              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Hot Water Natural Gas, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 6   |
| Parking        | Triple Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Airport Nearby, Fenced, Landscaped, No Back Lane, Playground  
Nearby, Public Transportation, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                April 18th, 2025

Days on Market        14

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 May 1st, 2025 at 10:02pm MDT