

## \$725,000 - 122 Kirpatrick Crescent, Leduc

MLS® #E4418153

**\$725,000**

4 Bedroom, 3.50 Bathroom, 2,037 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to this stunning 2036 sq ft home in the serene neighborhood of West Haven. Featuring 4 bedrooms, 3.5 baths, and a main-floor den, this home offers an bright open-to-below design with tons of natural light streaming through large windows. The modern kitchen boasts quartz countertops, a spacious island with a dual sink, and high-quality stainless steel appliances. Upstairs, you'll find 3 spacious bedrooms, including a luxurious master suite with a private ensuite and a huge walk-in closet. A standout feature is the walk-out basement with its own beautifully designed kitchen, spacious open space with stunning views of the serene pond at the back. This house located near all amenities and the international airport, on't miss the opportunity to make it yours.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4418153  |
| Price          | \$725,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,037     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 122 Kirpatrick Crescent |
| Area        | Leduc                   |
| Subdivision | West Haven Park         |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 0W2                 |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Vinyl Windows, Walkout Basement |
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Attached                                 |

### Interior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Microwave Hood Fan, Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                  |
| Fireplaces        | Tile Surround                                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                                                       |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Airport Nearby, Backs Onto Lake, Golf Nearby, Landscaped, View Lake |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stone, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                                  |

School Information

|            |                |
|------------|----------------|
| Elementary | West Haven K-7 |
| Middle     | Ohpaho 8-9     |
| High       | Ohpaho 10-12   |

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 151                |
| Zoning         | Zone 81            |



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