

## \$649,900 - 205 Kettyl Court, Leduc

---

MLS® #E4446526

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,288 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to West Haven! This brand-new home boasts high-quality luxury finishes throughout. The main floor features an open-concept design with a spacious living room, soaring open-to-above ceilings, and a striking feature wall with a gorgeous fireplace. The chef's kitchen is a dream, complete with premium finishes and a walk-through spice kitchen that includes a fully customized pantry. A full bathroom on the main floor provides flexibility, allowing the additional room to be used as a den, bedroom, playroom, or office. Upstairs, you'll find 9' ceilings and a stunning master suite with a vaulted ceiling, a lavish 5-piece ensuite, and a massive walk-in closet. Three additional generously sized bedrooms, a versatile bonus room, and a beautifully designed laundry room with a sink, countertops, and cabinetry complete the upper level. This home also features a separate side entrance to the basement, 9' ceilings on all three levels, elegant quartz countertops, and countless high-end details. Don't miss out



Built in 2025

### Essential Information

MLS® # E4446526

Price \$649,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,288                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 205 Kettyl Court |
| Area        | Leduc            |
| Subdivision | West Haven Park  |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 1S1          |

### Amenities

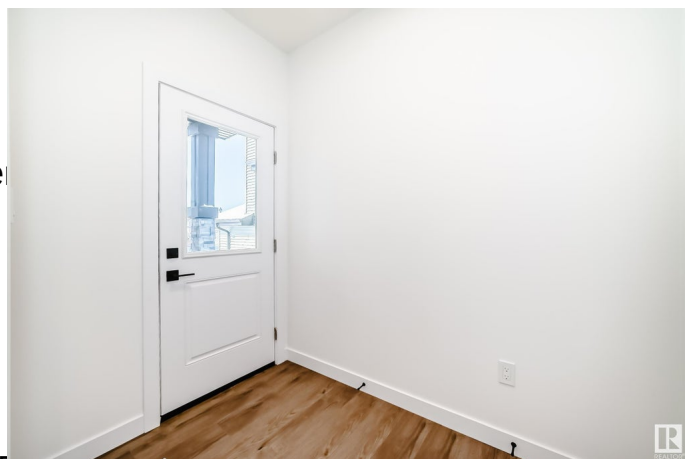
|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Hot Water<br>Ceiling |
| Parking   | Double Garage Attached                    |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Oven-Built-In,<br>Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| Stories           | 2                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                        |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 8th, 2025  
Days on Market                29  
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 6th, 2025 at 8:17pm MDT