

Courtesy Of Devin Newman Of Exp Realty

## **\$449,900 - 166 Kirpatrick Way, Leduc**

MLS® #E4460075

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,700 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

WELCOME TO THIS MODERN 2015 2-STOREY HOME IN SOUGHT-AFTER WEST HAVEN! With 1,700 SQ FT, this home boasts an OPEN-CONCEPT DESIGN with 9' CEILINGS & LAMINATE FLOORS on the MAIN LEVEL. The CHEF'S KITCHEN showcases ELEGANT GRANITE COUNTERTOPS, SS APPLIANCES INCLUDING GAS STOVE, & an 8' x 8' WALK-IN PANTRY that can also serve as a DEN/OFFICE. CENTRAL AIR CONDITIONING provides year-round comfort, while a 2-PC BATH completes the MAIN FLOOR. Upstairs you'll find 3 BEDROOMS, including a PRIMARY SUITE with WALK-IN CLOSET & 4-PC ENSUITE featuring a SOAKER TUB & WALK-IN SHOWER. A 4-PC MAIN BATH & UPSTAIRS LAUNDRY add to the functionality of this level. The BASEMENT is a BLANK CANVAS with 2 LARGE WINDOWS & BATHROOM ROUGH-INS, offering potential for FUTURE BEDROOMS or a REC ROOM. Outside, enjoy the BACK DECK with NO REAR NEIGHBOURS, BACKING AN OPEN FIELD & FUTURE REC CENTER, plus a DOUBLE DETACHED GARAGE. A RARE FIND WITH A MODERN DESIGN IN ONE OF LEDUC'S MOST DESIRABLE NEIGHBOURHOODS!

Built in 2015



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460075               |
| Price          | \$449,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,700                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 166 Kirpatrick Way |
| Area        | Leduc              |
| Subdivision | West Haven         |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 0Z2            |

## Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                                |

## Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories           | 2                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                              |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                        |
| Exterior Features | Airport Nearby, Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                        |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | West Haven Public School |
| Middle     | Ecole Leduc Junior High  |
| High       | Ohpaho Secondary School  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 4                    |
| 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 October 4th, 2025 at 7:47am MDT