

\$699,000 - 308 West Haven Drive, Leduc

MLS® #E4442241

\$699,000

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® # E4442241

Price \$699,000



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 June 13th, 2025

Days on Market 66

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 18th, 2025 at 5:47am MDT