

Courtesy Of Cindy L Miller and Reggie Sandhu Of KIC Realty

## \$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	55
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 March 12th, 2025 at 8:02pm MDT