

Courtesy Of Prince Bhatti Of Exp Realty

## \$599,000 - 204 Kettyl Court, Leduc

MLS® #E4420082

**\$599,000**

4 Bedroom, 3.00 Bathroom, 2,242 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

**SIDE ENTRANCE! STAINLESS STEEL APPLIANCES! SUNDECK!** All included. Welcome to this exceptional almost 2250 sq. ft. property in the highly sought-after West Haven Park community. With a thoughtful layout, this home boasts 4 spacious bedrooms on the upper level, ideal for family living. A main floor den with an adjoining full bathroom provides the perfect space for work-from-home convenience or accommodating guests. The open-concept kitchen flows seamlessly into the living areas, promoting a warm and inviting atmosphere. Ideally located within a minute's walk to West Haven Public School and nearby shopping, this residence combines convenience with community appeal. Additional features include gas lines on the deck and in the garage, facilitating year-round BBQs, & a 2-car garage offering ample storage and parking. Embrace a vibrant, family-friendly lifestyle in Leduc's West Haven Park, where comfort, style, and functionality are beautifully integrated into every detail of this home.

Built in 2023

### Essential Information

MLS® # E4420082

Price \$599,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,242
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	204 Kettyl Court
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B6

### **Amenities**

Amenities Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup

Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes

Basement Full, Unfinished

## Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Cul-De-Sac, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby, See Remarks, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## Additional Information

Date Listed February 2nd, 2025

Days on Market 39

Zoning Zone 81

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