

## **\$375,000 - 123 102 West Haven Drive, Leduc**

MLS® #E4457935

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,332 sqft  
Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

BEAUTIFUL END UNIT BUNGALOW! Located in one of Leduc's finest gated condo complexes in Shannara Court. Close to great amenities and only minutes to the International Airport. Featuring an OPEN CONCEPT with 1332 square feet, vaulted ceilings, and gleaming hardwood floors. Very spacious and bright living room with attractive gas fireplace. Big and beautiful kitchen with Granite countertops, appliances, pantry plus a large dining area. Main floor Primary Bedroom with lovely 4 piece ensuite. Second bedroom on the main, a den/office, a 4 piece bathroom with Granite, and convenient laundry area as well. The basement is partially finished and offers 9 ft. ceilings. CENTRAL A/C too! Double attached garage and a lovely front deck and back deck as well. Visitor parking is just next to this unit. Professionally managed complex with reasonable monthly condo fees of \$386.06. GREAT VALUE & LOCATION! Immediate possession is available! See it today! Visit REALTOR® website for more information.

Built in 2007

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4457935  |
| Price  | \$375,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,332             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 123 102 West Haven Drive |
| Area        | Leduc                    |
| Subdivision | West Haven               |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 0A2                  |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Parking-Visitor, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached, Insulated                                                                      |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Corner                                                                                                                                      |
| Stories           | 1                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Partially Finished                                                                                                                    |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Gated Community, Golf Nearby, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Stone, Vinyl                                        |
| Foundation        | Concrete Perimeter                                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 81              |
| Condo Fee      | \$386                |

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Listing information last updated on September 17th, 2025 at 5:17pm MDT