

# \$309,000 - 124 102 West Haven Drive, Leduc

MLS® #E4453632

**\$309,000**

3 Bedroom, 2.50 Bathroom, 1,458 sqft  
Condo / Townhouse on 0.00 Acres

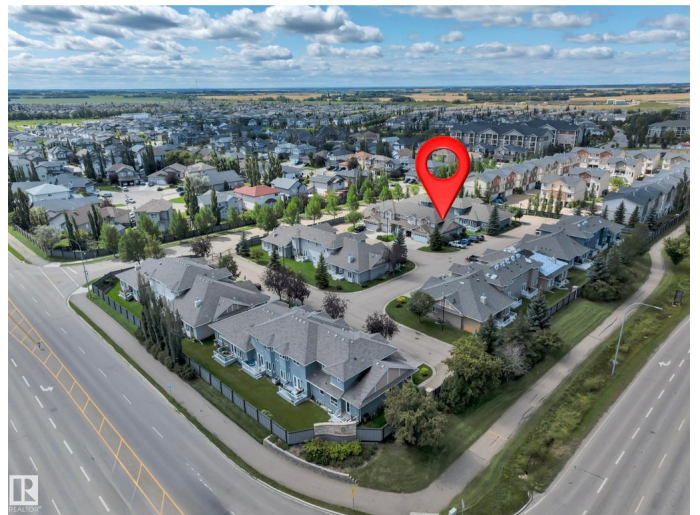
West Haven, Leduc, AB

Shannara Court a gated community located in West Haven walking distance to shopping. A charming end unit with 3 bedrooms up and Double attached garage. Main floor has Hardwood flooring throughout the Living Room, Dinette and Kitchen. Living room has corner Napoleon Gas Fireplace and a garden door to West Back deck. Spacious Kitchen w/ample cabinets has Corner Pantry and Eat at Counter, room for a couple of chairs here. 2 pce bath and direct access into the garage complete this level. Upper level has Primary bedroom with 4 pce ensuite w/deep soaker tub and separate shower. 2nd and 3rd bedrooms plus a 4 pce bath complete this upper level. Basement is full and open, perfect spot to make it your own, roughed In Plumbing. Finished Double attached Garage is 19'4"x 19'5" Deep. Visitor parking is right next to this end unit. Central Air! Pets with board approval, dogs can't be over 25 lbs. 2025 Property Taxes are \$3085.00 Yearly

Built in 2008

## Essential Information

MLS® #	E4453632
Price	\$309,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,458
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	124 102 West Haven Drive
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0A2

### **Amenities**

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            August 19th, 2025

Days on Market      15

Zoning                 Zone 81

Condo Fee             \$408

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Listing information last updated on September 3rd, 2025 at 4:47am MDT