

\$450,000 - 6 Kingdom Place, Leduc

MLS® #E4454886

\$450,000

3 Bedroom, 3.00 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

Unique duplex in a highly desirable location. This bi-level duplex is perfect for a young professional, empty nester or snowbird. Main floor features a large, wide-open floor plan with a spacious living room, a big kitchen and dining room, as well as a den/office. A full bathroom and laundry room complete the main floor, which also features vaulted ceilings, a gas fireplace and lots of windows for an abundance of natural light. Up a few steps is the primary suite with a walk-in closet and an ensuite bathroom. The basement is fully finished with an additional 2 bedrooms, a third full bathroom, a rec room, a storage area, and high ceilings. Double attached garage, spacious backyard, all located in West Haven, close to all amenities, commuter highways, walking trails, golf course, and a K-7 School.

Built in 2007

Essential Information

MLS® #	E4454886
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,412
Acres	0.00
Year Built	2007



Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

Community Information

Address	6 Kingdom Place
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8J7

Amenities

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
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	Cul-De-Sac, Flat Site, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	West Haven
Middle	West Haven
High	Opaho

Additional Information

Date Listed	August 27th, 2025
Days on Market	7
Zoning	Zone 81

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Listing information last updated on September 2nd, 2025 at 11:17pm MDT