

\$489,000 - 114 Kirpatrick Bend, Leduc

MLS® #E4427082

\$489,000

4 Bedroom, 3.50 Bathroom, 1,590 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Beautiful 1589.84sq/ft home with a Double Detached Garage and Maintenance Free Yard! Past the front deck enter onto the Main Level that holds a Living Room open to the Dining and Kitchen. A 2 Piece Bathroom and a Mudroom that leads to the large Backyard Deck completes the Main floor layout. The Upper Level hosts 3 Bedrooms, a 4 Piece Bathroom, Laundry, and a 5 piece Ensuite with a Walk-In Closet. The Basement has the Fourth Bedroom, 3 Piece Bathroom, Utility room, and a Large Rec Room. This 4 Bedroom, 4 Bathroom home has Air Conditioning and a Beautiful Stone surround gas fireplace making it great for every season! The Backyard is Fenced, has a Gazebo, and leads to the Double Detached Garage with Power. Gas is already to the garage for future heat. This entire property is extremely well kept showing off its pride of ownership!

Built in 2012

Essential Information

MLS® #	E4427082
Price	\$489,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,590
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	114 Kirpatrick Bend
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0W3

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Gazebo, See Remarks
Parking	Double Garage Detached, Parking Pad Cement/Paved, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 22nd, 2025
Days on Market	4
Zoning	Zone 81

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