

## \$225,000 - 126 105 West Haven Drive, Leduc

MLS® #E4451812

**\$225,000**

2 Bedroom, 2.00 Bathroom, 941 sqft

Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

This well maintained complex is located in West Haven with easy access to Leduc Common, EIA, Nisku and QE2. Bright and welcoming lobby leads you to your suite. Enjoy central air conditioning, hot water heating with fan coil, soaring ceilings, two bedrooms, two bathrooms plus a great room concept. Spacious kitchen with large island provides great work space plus eating bar. Cozy living room features patio door leading to private east facing patio. Master bedroom offers two closets and 4 pc ensuite. This unit also offers in suite laundry/storage room. Tired of renting? Want low condo fees and 2 UNDERGROUND heated parking? Exercise room? Come take a look!!! Pets are not allowed in building unless it is a medical service animal. Requires board approval. No plants allowed on patio decks and no more than 4 occupants to a unit.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451812  |
| Price          | \$225,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 941       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 126 105 West Haven Drive |
| Area        | Leduc                    |
| Subdivision | West Haven               |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 0R9                  |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Exercise Room |
| Parking   | Double Indoor, Heated, Parkade |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Hot Water, Natural Gas                                                                                                                               |
| # of Stories      | 4                                                                                                                                                              |
| Stories           | 1                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | None, No Basement                                                                                                                                              |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood, Vinyl                                           |
| Exterior Features | Airport Nearby, Golf Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Vinyl                                           |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

Days on Market     13  
Zoning                Zone 81  
Condo Fee           \$297



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Listing information last updated on August 19th, 2025 at 11:17pm MDT