

# \$179,900 - N/A, Leduc

MLS® #E4416524

## \$179,900

1 Bedroom, 1.00 Bathroom, 755 sqft  
Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

Welcome to this charming 755 sq. ft. 1-bedroom, 1-bathroom condo that combines style, convenience, and an excellent location. Situated on the 4th floor of a well-managed building, this home offers both a fantastic layout and great amenities for modern living. The condo features a well-thought-out floor plan, with high ceilings that add a sense of spaciousness and light. The kitchen boasts ample cabinet space, making storage and organization a breeze. The large bedroom is perfect for relaxation, while the 4-piece bathroom offers comfort and functionality. A generous storage room and dedicated laundry area enhance the home’s practicality, ensuring you have plenty of space to keep everything tidy and in its place. Step out onto the great deck, an ideal spot for enjoying your morning coffee or unwinding after a busy day while taking in the view from the 4th floor. Included with the condo is 1 parking stall in the underground parkade.

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4416524  |
| Price     | \$179,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 755                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |            |
|-------------|------------|
| Address     | N/A        |
| Area        | Leduc      |
| Subdivision | West Haven |
| City        | Leduc      |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T9E 0J3    |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, Intercom, Secured Parking, Security Door |
| Parking Spaces | 1                                                             |
| Parking        | Underground                                                   |

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                                   |
| # of Stories | 4                                                                                           |
| Stories      | 1                                                                                           |
| Has Basement | Yes                                                                                         |
| Basement     | None, No Basement                                                                           |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 21st, 2024 |
| Days on Market | 116                 |
| Zoning         | Zone 81             |
| Condo Fee      | \$229               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 16th, 2025 at 5:47am MDT