



## 105 WEST HAVEN Drive 117 Leduc AB

\$199,900

Fabulous location for this cozy 2 bedroom, 2 full bath condo. Open concept kitchen, dining and living space cleverly separates the 2 beds and baths for ultimate privacy and efficient use of space. West-facing patio means ample natural light and in-suite laundry for maximum convenience. The complex is really well managed and comes with titled underground parking and a gym! 2 minutes to Leduc Common, 10 minutes to the Premium Outlet stores and <15 minutes to the airport. Just steps to a convenience store and a lovely pond. 2 blocks to West Haven School for K-9. I know you will also appreciate the A/C and 9' ceilings. Lots of visitor parking and low condo fees that include heat and water. So much to offer.

Listing Presented By:



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