



## Leduc Alberta

\$399,900

Welcome to the beautiful community of WestHaven! This immaculately kept property has been well maintained and loved by its original owner. As you enter the home you are greeted by a spacious entryway that leads to the living space and flows into the sunny kitchen and dining area that is perfect for entertaining! Upstairs you will find a 4 pc bath and three bedrooms, along with an ensuite bathroom and WIC in the primary room. Head downstairs to the finished basement that features a 3 piece bathroom and space for den or 4th bedroom. As you head outside to the SOUTH facing backyard you will find a beautiful composite deck and private pergola to enjoy all summer long! Other features of this property include Hunter Douglas blinds, shingle replacement on house & garage in September 2022, composite deck with private pergola, newer vinyl plank flooring and carpet, HWT replaced in February 2023, walking trails nearby, quick access to 50th Ave, and close to EIA. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Masters

**RE/MAX ELITE**

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