



144 Kirpatrick Way Leduc Alberta

\$439,900

Welcome to this affordable, charming, well maintained and move-in-ready home in the desirable community of Westhaven Estates. This home offers a modern and inviting atmosphere from the moment you step inside. The open floor plan is perfect for entertaining, with a versatile flex room that can serve as a home office, playroom, or additional living space. The main floor boasts durable laminate flooring, a spacious living area overlooking the backyard, and a 2 piece bath at the back entrance. A gourmet kitchen complete with a large island, walk-in pantry, and ample cabinetry PLUS brand new SS appliances--ideal for the home chef. Upstairs, you'll find three generous bedrooms, including a very spacious primary suite featuring a walk-in closet and a 4-piece ensuite. Two additional bedrooms, a full bath, and laundry room complete the upper level, offering both functionality and comfort for growing families. Numerous upgrades through out such as NEW kitchen appliances, paint top to bottom, new baseboards and trim, light fixtures, kitchen faucet, nest thermostat and bathroom flooring, Rear entrance leads to a full-width deck perfect for summer BBQs (with gas line) and gatherings. The undeveloped basement presents an excellent opportunity to design your dream space. Outside, enjoy the fenced and landscaped backyard, with mature trees and river rock flower beds, providing both beauty and privacy. A detached garage adds convenience and additional storage. Backing onto an open field, this property offers peace and serenity while being just steps from a park (across the street) and minutes to walk to school, pond, paths and shopping. (id:6769)

- | | |
|-------------------------------------|--------------------------------|
| Primary Bedroom 13.58 Ft x 12.58 Ft | Dining room 14.67 Ft x 9.00 Ft |
| Bedroom 12.92 Ft x 9.25 Ft | Kitchen 10.00 Ft x 16.58 Ft |
| Bedroom 10.00 Ft x 9.33 Ft | Other 12.00 Ft x 9.75 Ft |
| 4pc Bathroom .00 Ft x .00 Ft | Other 7.00 Ft x 6.67 Ft |
| 4pc Bathroom .00 Ft x .00 Ft | 2pc Bathroom .00 Ft x .00 Ft |
| Living room 15.00 Ft x 12.75 Ft | |

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:
CIR Realty



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net