



## Leduc Alberta

\$849,900

Tucked into a quiet cul-de-sac in West Haven, this is the kind of property that makes privacy feel real. Tall trees frame the backyard, the street is calm, and the setting feels a world away from the noise. Inside, over 4,200 SF of living space gives families the room they actually need, with 4 bedrooms, 3.5 bathrooms, a main floor fireplace, and a layout that flows with ease. Then there's the bonus room. Wood-burning fireplace. Wet bar. Projector setup. Full fridge and dishwasher. This is the room the whole house organizes around. The primary suite earns its title with a jacuzzi ensuite, heated floors, and a walk-in closet. Downstairs, the fully finished basement gives everyone room to spread out. A heated 928 SF triple garage handles vehicles, storage, hobbies, or all three. Two furnaces and central A/C mean comfort is never a question. The kind of property that exists in Leduc, but rarely changes hands. (id:6769)

Bedroom 4 15'2" x 10'6"

Recreation room 20' x 34'11"

Living room 11'6" x 16'

Dining room 12'8" x 20'5"

Kitchen 11'10" x 19'9"

Den 11'1" x 13'9"

Primary Bedroom 14'8" x 17'1"

Bedroom 2 11'2" x 16'4"

Bedroom 3 12' x 12'7"

Bonus Room 18'10" x 23'3"

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<https://rickaujla.c21.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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