



## Leduc Alberta

\$514,800

Welcome to Westhaven! This 1,634 sq ft two-storey half duplex offers modern finishes and a fully separate in-law suite with its own private entrance. The main floor features 9 ft ceilings, luxury vinyl plank flooring, and an open-concept layout with an electric fireplace. The kitchen includes quartz countertops, upgraded cabinetry, tiled backsplash, stainless steel appliances, designer lighting, and a walk-through pantry. Upstairs offers 3 bedrooms, a bonus room, 2 full bathrooms, and convenient upper-level laundry. The primary suite includes a 4-piece ensuite with dual sinks and a tiled shower. The fully separate basement in-law suite includes its own kitchen, bathroom, living space, and dedicated washer and dryer, perfect for extended family or multi-generational living. Complete with a double attached garage and spacious yard, close to schools, shopping, dining, and more. (id:6769)

Family room 2.98 m X 3.17 m

Bedroom 4 2.97 m X 3.33 m

Second Kitchen 4.93 m X 3.04 m

Living room 4.17 m X 3.22 m

Dining room 2.84 m X 2.38 m

Kitchen 3.91 m X 2.92 m

Primary Bedroom 3.27 m X 3.94 m

Bedroom 2 3.66 m X 3.16 m

Bedroom 3 3.17 m X 3.09 m

Bonus Room 2.87 m X 3.46 m

Listing Presented By:



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