



## 145 Kirpatrick Way Leduc AB

\$325,000

Investor Alert! Discover the potential in this 2-storey, 3 bedroom, 2.5 bath home located in the highly sought-after community of West Haven. Just 15 minutes from Edmonton, this property is ideal for families or investors alike. Enjoy the convenience of nearby schools, shopping, and public transportation. The home has undergone recent flooring removal, offering a blank canvas for your custom finishes, and features a framed basement with a brand new hot water tank (October 2024). A parking pad is ready for a future garage. Opportunity awaits...

Listing Presented By:



Originally Listed by:  
The Agency North Central Alberta

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