



Leduc Alberta

\$529,900

A rare combination of school-facing location, park proximity, and legal suite functionality makes this property stand out in West Haven Park. Located directly across from West Haven Park School and just steps from the park and pond, the setting is easy to picture: kids walking to school, evening walks, playground time, and green space close enough to actually use. The main residence offers approx. 1,598 sq ft above grade with a practical 3-bedroom, 2.5-bath layout, open main floor, mudroom, and upper-floor laundry. The legal 1-bedroom basement suite is fully self-contained with separate entrance, kitchen, living area, bathroom, and in-suite laundry, creating flexibility for rental income, mortgage support, or extended family. With nearby shopping, services, parks, walking paths, and commuter routes, this is a clean, functional property in a location that makes sense for both investors and everyday living. (id:6769)

Bedroom 4 Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
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