

## \$199,000 - N/A, Leduc

MLS® #E4416524

**\$199,000**

1 Bedroom, 1.00 Bathroom, 755 sqft  
Condo / Townhouse on 0.00 Acres

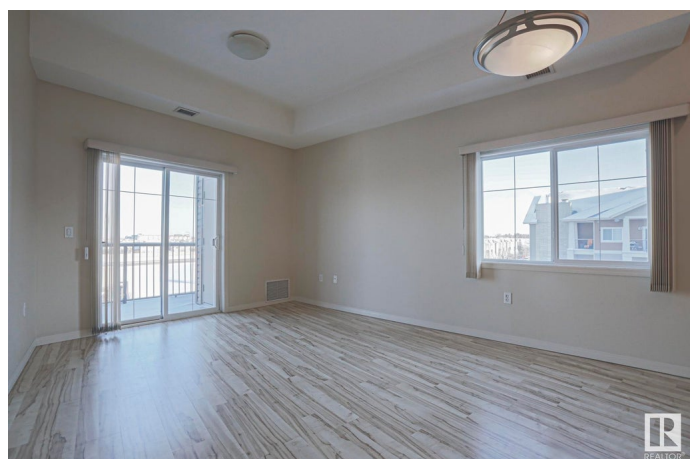
West Haven, Leduc, AB

Welcome to this charming 755 sq. ft. 1-bedroom, 1-bathroom condo that combines style, convenience, and an excellent location. Situated on the 4th floor of a well-managed building, this home offers both a fantastic layout and great amenities for modern living. The condo features a well-thought-out floor plan, with high ceilings that add a sense of spaciousness and light. The kitchen boasts ample cabinet space, making storage and organization a breeze. The large bedroom is perfect for relaxation, while the 4-piece bathroom offers comfort and functionality. A generous storage room and dedicated laundry area enhance the home's practicality, ensuring you have plenty of space to keep everything tidy and in its place. Step out onto the great deck, an ideal spot for enjoying your morning coffee or unwinding after a busy day while taking in the view from the 4th floor. Included with the condo is 1 parking stall in the underground parkade.

Built in 2008

### Essential Information

MLS® #	E4416524
Price	\$199,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	755
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	N/A
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0J3

### **Amenities**

Amenities	Deck, Exercise Room, Intercom, Secured Parking, Security Door
Parking Spaces	1
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 21st, 2024
Days on Market	81
Zoning	Zone 81
Condo Fee	\$229

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Listing information last updated on March 12th, 2025 at 3:32pm MDT