

## **\$197,000 - # 124 105 West Haven Drive, Leduc**

MLS® #E4235589

### **\$197,000**

2 Bedroom, 2.00 Bathroom, 942 sqft  
Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

Investors, First Time Buyers Or Looking To Simplify? Excellent Location Satisfying All Of Life's Needs With Convenience To Shopping, Parks, Restaurants, K-9 West Haven Public School And Ease Of Access To Hwy 39, Hwy 2 & Short Commute to Edmonton. FEATURES Include: Low Condo Fees, Open Floor Plan, Contemporary Kitchen With Maple Cabinets, Functional Island With Eating Bar, Modern Countertops And Sleek Tile Backsplash, 2 Bed/2 Bath Unit Plus In-Suite Storage. Additional Features Include: 9' Ceilings, In-Suite Laundry, 6 Brand Name Appliances, Designer Professional Paint Throughout & Private Deck Plus Access To The Buildings Fitness Room. Ownership Includes a Titled, Underground Parking Stall. Clean, Secure Building With On Site Management. Escape from the Ordinary, Contemporary but Practical, This Unit Exemplifies Convenient, Urban Living in a Choice Locale. Start Living Your Best Life Today!

Built in 2008

### **Essential Information**

MLS® #	E4235589
Price	\$197,000
Bedrooms	2



Bedrooms Above Grade	2
Bathrooms	2.00
Full Baths	2
Square Footage	942
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	ACTIVE

### Community Information

Address	# 124 105 West Haven Drive
Area	Leduc
Community	West Haven
Condo	West Haven Manor
City	Leduc
County	ALBERTA
State	AB
Zip Code	T9E 0R9

### Amenities

Features	Air Conditioner, Detectors Smoke, Exercise Room, Laundry-In-Suite, No Animal Home, Patio, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking	Heated, Underground
Is Waterfront	Yes

### Interior

Interior	Carpet, Linoleum
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Cover, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
Heating	Forced Air-1
# of Stories	1
Basement	None, No Basement

### Exterior

Exterior	Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Private Setting, Schools,

	Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	West Haven Public K-9
Middle	<a href="http://www.blackgold.ca">www.blackgold.ca</a>
High	<a href="http://www.blackgold.ca">www.blackgold.ca</a>

### **Additional Information**

Date Listed	March 30th, 2021
Condo Fee	\$298

Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
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