

\$229,000 - 204 105 West Haven Drive, Leduc

MLS® #E4451109

\$229,000

2 Bedroom, 2.00 Bathroom, 999 sqft

Condo / Townhouse on 0.00 Acres

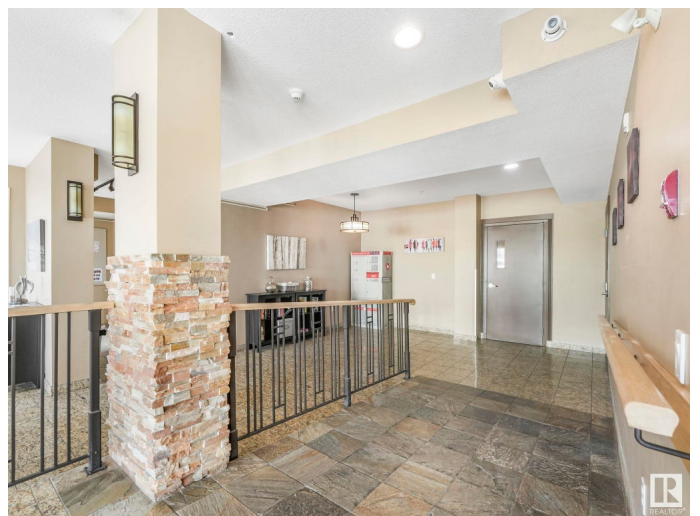
West Haven, Leduc, AB

This spacious 2-bedroom, 2-full bath condo offers an exceptional living experience with its open-concept design, natural light, and stunning lake and green space views from the south-facing balcony. The unit is one of the larger ones in the building, featuring 9' ceilings, in-suite laundry, and all appliances included. The well-managed complex provides titled underground parking, a gym, and low condo fees that cover heat and water. Conveniently located just minutes from shopping, the airport, and local schools, with plenty of visitor parking and nearby amenities. Perfect for comfortable and accessible living. 2 minutes to Leduc Common, 10 minutes to the Premium Outlet stores and <15 minutes to EIA. Just steps to a convenience store and a lovely pond. 2 blocks to West Haven School for K-9.

Built in 2008

Essential Information

MLS® #	E4451109
Price	\$229,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	999
Acres	0.00



Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	204 105 West Haven Drive
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0R9

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Heated, Underground
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
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, Backs Onto Lake, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 4th, 2025
Days on Market 4
Zoning Zone 81
Condo Fee \$291

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