

## \$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

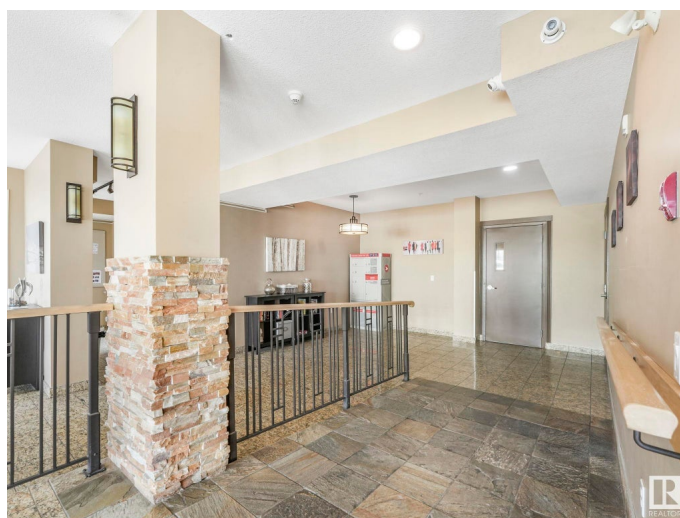
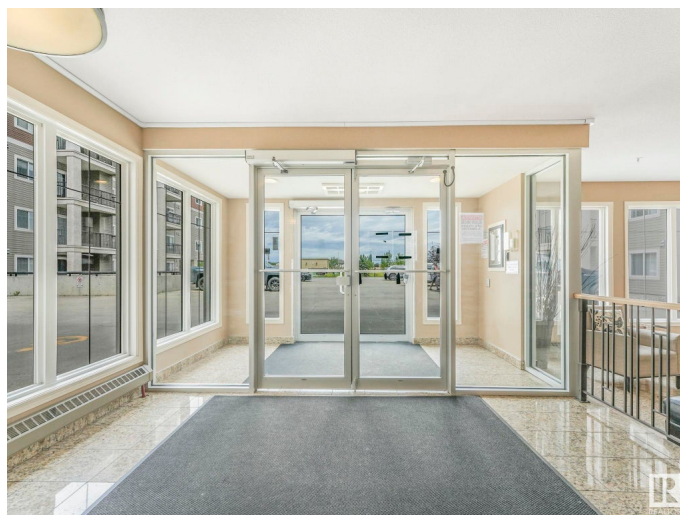
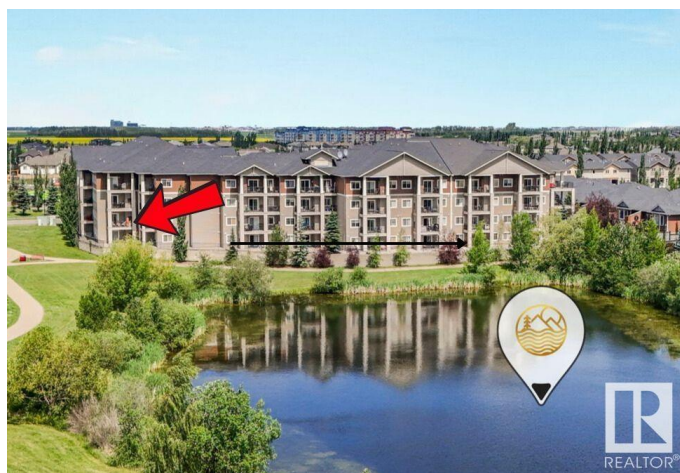
West Haven, Leduc, AB

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                1  
Zoning                              Zone 81  
Condo Fee                        \$291

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Listing information last updated on August 5th, 2025 at 12:02am MDT