

## \$175,000 - 209 105 West Haven Drive, Leduc

MLS® #E4442594

**\$175,000**

1 Bedroom, 1.00 Bathroom, 755 sqft

Condo / Townhouse on 0.00 Acres

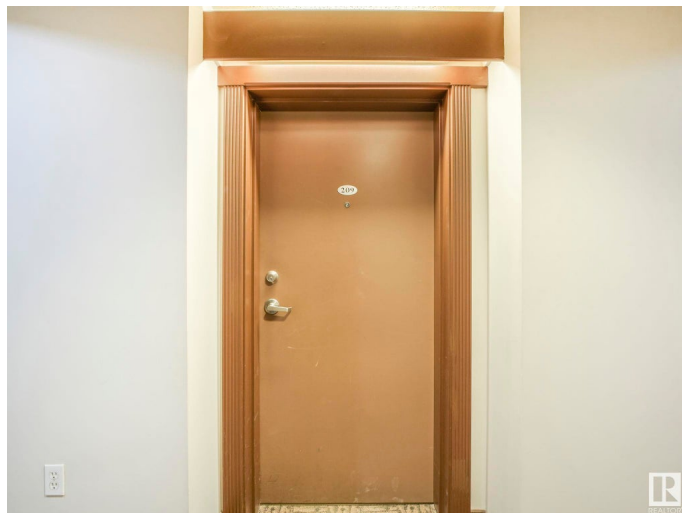
West Haven, Leduc, AB

Move in ready! Fresh paint, new flooring, new window coverings and much more. This is a great end unit, 1 bedroom apartment style condo in a fantastic location. The open concept kitchen, dining and living space is flooded with natural light. 6 appliances! In-suite laundry for maximum convenience and a huge storage room also inside your suite. The complex is really well managed and comes with titled underground parking and a gym! 2 minutes to Leduc Common, 10 minutes to the Premium Outlet stores and <15 minutes to the airport. Just steps to a convenience store and a lovely pond. I know you will also appreciate the Air conditioning and 9' ceilings. Lots of visitor parking and low condo fees that include heat and water. So much to offer. Start packing!

Built in 2008

### Essential Information

MLS® #	E4442594
Price	\$175,000
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	209 105 West Haven Drive
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0R9

### Amenities

Amenities	Off Street Parking, Air Conditioner, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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, Commercial, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 16th, 2025
Days on Market	1

Zoning	Zone 81
Condo Fee	\$229

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Listing information last updated on June 17th, 2025 at 4:32am MDT