Courtesy Of Devin Newman Of Exp Realty

$432,900 - 166 Kirpatrick Way, Leduc

MLS® #E4460075

$432,900
3 Bedroom, 2.50 Bathroom, 1,700 sqft
Single Family on 0.00 Acres

West Haven, Leduc, AB

WELCOME TO THIS MODERN 2015 2-STOREY HOME IN SOUGHT-AFTER WEST HAVEN! With 1,700 SQ FT, this home boasts an OPEN-CONCEPT DESIGN with 9' CEILINGS & LAMINATE FLOORS on the MAIN LEVEL. The CHEFâ€™S KITCHEN showcases ELEGANT GRANITE COUNTERTOPS, SS APPLIANCES INCLUDING GAS STOVE, & an 8' x 8' WALK-IN PANTRY that can also serve as a DEN/OFFICE. CENTRAL AIR CONDITIONING provides year-round comfort, while a 2-PC BATH completes the MAIN FLOOR. Upstairs youâ€™ll find 3 BEDROOMS, including a PRIMARY SUITE with WALK-IN CLOSET & 4-PC ENSUITE featuring a SOAKER TUB & WALK-IN SHOWER. A 4-PC MAIN BATH & UPSTAIRS LAUNDRY add to the functionality of this level. The BASEMENT is a BLANK CANVAS with 2 LARGE WINDOWS & BATHROOM ROUGH-INS, offering potential for FUTURE BEDROOMS or a REC ROOM. Outside, enjoy the BACK DECK with NO REAR NEIGHBOURS, BACKING AN OPEN FIELD & FUTURE REC CENTER, plus a DOUBLE DETACHED GARAGE. A RARE FIND WITH A MODERN DESIGN IN ONE OF LEDUCâ€™S MOST DESIRABLE NEIGHBOURHOODS!

Built in 2015

Essential Information

MLS® #	E4460075
Price	$432,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	166 Kirpatrick Way
Area	Leduc
Subdivision	West Haven
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0Z2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	West Haven Public School
Middle	Ecole Leduc Junior High
High	Ohpaho Secondary School

Additional Information

Date Listed	September 30th, 2025
Days on Market	35
Zoning	Zone 81

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Listing information last updated on November 3rd, 2025 at 11:32pm MST