

## \$637,500 - 208 Kettyl Court, Leduc

MLS® #E4427855

**\$637,500**

4 Bedroom, 2.50 Bathroom, 2,396 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to 208 Kettyl Court, a stunning 2,395 sq. ft. home in West Haven Park, located right behind West Haven Public School. This beautifully designed home features an open-concept main floor with a spacious living area, a chef's kitchen with a large island and walk-in pantry, and a dedicated dining space. A main floor office/den, mudroom, and cozy fireplace add to the functionality and charm. Upstairs, the luxurious primary suite boasts a 5-piece ensuite and walk-in closet, along with two additional bedrooms, a bonus family room, and an upstairs laundry. The side entrance offers potential for a future basement suite. Enjoy a large backyard, a double attached garage, and a prime location near parks, trails, shopping, and major roadways. With modern finishes and a thoughtfully designed layout, this home is perfect for families seeking space and convenience.

Built in 2024

### Essential Information

MLS® #	E4427855
Price	\$637,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,396
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	208 Kettyl Court
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, No Back Lane, No Through Road, Schools, See Remarks, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	35
Zoning	Zone 81

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