

## \$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

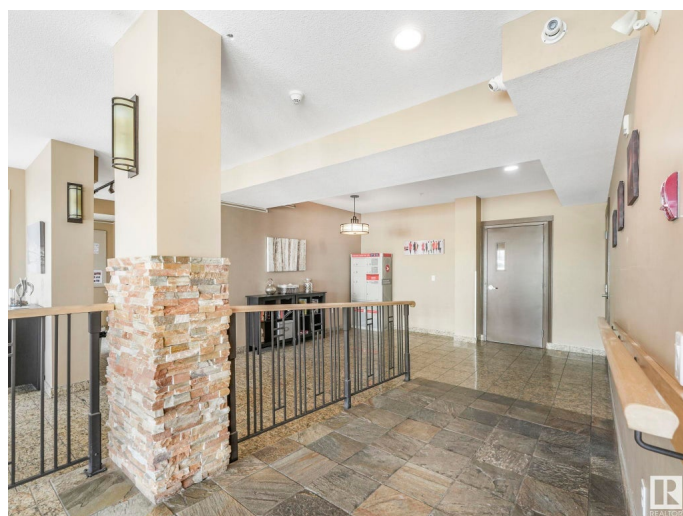
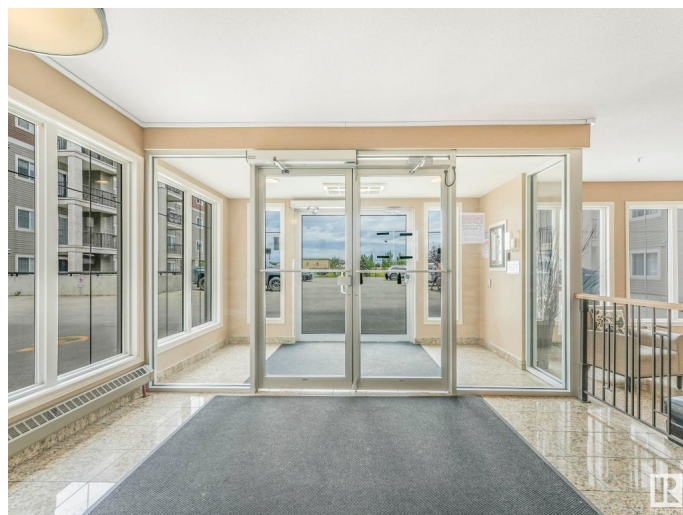
West Haven, Leduc, AB

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on August 4th, 2025 at 10:17pm MDT