

# \$265,000 - 122 104 West Haven Drive, Leduc

MLS® #E4460880

**\$265,000**

3 Bedroom, 2.50 Bathroom, 1,590 sqft  
Condo / Townhouse on 0.00 Acres

West Haven, Leduc, AB

This impeccably maintained townhouse, spanning 1,500+ square feet, is ready for you to move in. It features three spacious bedrooms, three baths, brand new appliances and a bright, spacious layout on the main floor. The lower level offers ample space for laundry, storage, and additional needs. Location is essential for this unit, which includes four available parking stalls including an attached garage, gated access, a private back deck, and much more.

Built in 2008

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4460880          |
| Price          | \$265,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,590             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 122 104 West Haven Drive |
| Area        | Leduc                    |
| Subdivision | West Haven               |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 0N9                  |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Ceiling 9 ft., Deck                   |
| Parking Spaces | 4                                     |
| Parking        | Single Garage Attached, Stall, Tandem |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | None, No Basement                                                                                         |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Stucco                             |
| Exterior Features | Airport Nearby, Gated Community, Schools |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Stucco                             |
| Foundation        | Concrete Perimeter                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 81           |
| Condo Fee      | \$413             |

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 October 15th, 2025 at 10:02am MDT