

## \$549,900 - 149 Kirpatrick Crescent, Leduc

MLS® #E4441734

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,500 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

**PRIDE OF OWNERSHIP! 5 BEDROOMS!**

**MASSIVE DECK! GREAT LAYOUT!**

Searching for a TURNKEY home in desirable West Haven? This 1499 sq ft 5 bed, 3 bath bi level shows a 10! Feat: stunning vaulted ceiling across the main level, hardwood & tile flooring, granite countertops, A/C, gas fireplace, glass railings, & more! Large entryway w/ wide staircase leads to your open concept kitchen / dining / family space; perfect for entertaining! Ample windows, modern grey paint; stylish & bright! 2 good sized bedrooms on the main & 4 pce bath. Separate upper level primary bedroom w/ 4 pce ensuite & walk-in closet. The basement is fully finished, w/ 2 large bedrooms, another 4 pce bath, rec room / play space, & laundry / tons of storage! The south facing backyard is perfect for summer BBQs & lounging on the massive deck! Pergola for shade, low maintenace rock & grass for the trampoline or fire pit. 23' deep garage fits the truck too! Only steps to West Haven School, trails, & amenities; a must see!

Built in 2014

### Essential Information

MLS® # E4441734

Price \$549,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,500
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	149 Kirpatrick Crescent
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0W3

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 81

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 June 16th, 2025 at 8:02pm MDT