

Courtesy Of Kevin B Doyle Of RE/MAX Elite

\$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	20
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 30th, 2025 at 2:32pm MDT