

## \$525,000 - 342 West Haven Drive, Leduc

MLS® #E4448501

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to this incredible home with a Legal Basement Suite located in the heart of the family community of West Haven Park in Leduc. Investors can rent out both units or you can live in one of the units and rent out the other unit to help with the mortgage! Park in the Double car garage or on the street and make your way inside. The upper unit has 2 levels. The main level has a fully open Kitchen including all the appliances, dining room, living room, a 2-piece bathroom, main floor laundry and mud room. The upper level has a spacious primary bedroom with walk-in closet and 3-piece ensuite, 2 more bedrooms and a 4-piece bathroom. Separate side entrance to make your way downstairs to the separate Utility room with 2 furnaces and tankless hot water, or into the basement suite. The basement unit has 1 bedroom, a 4-piece bathroom, full kitchen including all the appliances, in suite laundry, and living room. Across the street from a school with a park and close to shopping, golfing, and so much more!

Built in 2018

### Essential Information

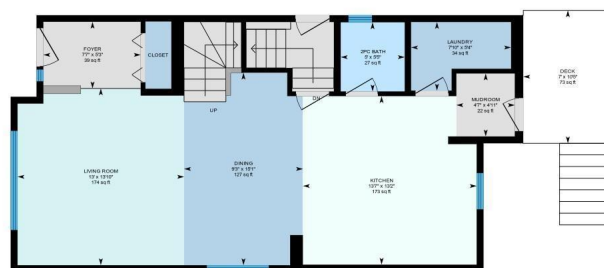
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Price \$525,000



342 W Haven Dr, Leduc, AB

Main Floor Exterior Area 758.36 sq ft  
Interior Area 696.28 sq ft



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PREPARED: 2025/07/18

While regions are excluded from total floor area in KSLIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	342 West Haven Drive
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1J2

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Hot Water Instant, Hot Water Tankless, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	3
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	1
Zoning	Zone 81

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Listing information last updated on July 19th, 2025 at 6:17am MDT