

Courtesy Of Prince Bhatti Of Exp Realty

\$599,000 - 204 Kettyl Court, Leduc

MLS® #E4420082

\$599,000

4 Bedroom, 3.00 Bathroom, 2,242 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

SIDE ENTRANCE! STAINLESS STEEL APPLIANCES! SUNDECK! All included. Welcome to this exceptional almost 2250 sq. ft. property in the highly sought-after West Haven Park community. With a thoughtful layout, this home boasts 4 spacious bedrooms on the upper level, ideal for family living. A main floor den with an adjoining full bathroom provides the perfect space for work-from-home convenience or accommodating guests. The open-concept kitchen flows seamlessly into the living areas, promoting a warm and inviting atmosphere. Ideally located within a minute's walk to West Haven Public School and nearby shopping, this residence combines convenience with community appeal. Additional features include gas lines on the deck and in the garage, facilitating year-round BBQs, & a 2-car garage offering ample storage and parking. Embrace a vibrant, family-friendly lifestyle in Leduc's West Haven Park, where comfort, style, and functionality are beautifully integrated into every detail of this home.

Built in 2023

Essential Information

MLS® # E4420082

Price \$599,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,242
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	204 Kettyl Court
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B6

Amenities

Amenities Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Cul-De-Sac, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby, See Remarks, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed February 2nd, 2025

Days on Market 40

Zoning Zone 81

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