

\$435,000 - 144 Kirpatrick Way, Leduc

MLS® #A2222287

\$435,000

3 Bedroom, 3.00 Bathroom, 1,568 sqft
Residential on 0.08 Acres

West Haven Estates, Leduc, Alberta

IMMACULATE - MOVE IN READY - LOCATION... Welcome to this affordable, charming, well maintained and move-in-ready home in the desirable community of Westhaven Estates. Featuring fresh paint throughout, this home offers a modern and inviting atmosphere from the moment you step inside. The open floor plan is perfect for entertaining, with a versatile flex room that can serve as a home office, playroom, or additional living space. The main floor boasts a spacious living area overlooking the backyard, and a gourmet kitchen complete with a large island, walk-in pantry, and ample cabinetry—ideal for the home chef. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a large front window allowing so much natural light and featuring a walk-in closet and a 4-piece ensuite. Two additional bedrooms, a full bath, and laundry room complete the upper level, offering both functionality and comfort for growing families. Numerous upgrades such as paint, trim, cabinet doors, moldings, light fixtures, kitchen faucet, nest thermostat etc. Fantastic natural light in this home from the bigger than normal sized windows. A convenient half bath is located near the rear entrance, which leads to a full-width deck perfect for summer BBQs (with gas line) and gatherings. The undeveloped basement presents an excellent opportunity to design your dream space—whether it's a home theatre, gym, or additional living area. Basement has bathroom rough in the corner



behind the furnace area. High efficient furnace, gas water heater and sump pump. Outside, enjoy the fenced and landscaped backyard, with mature trees and river rock flower beds, providing both beauty and privacy. A detached 22x20' garage adds convenience and additional storage. Backing onto an open field, this property offers peace and serenity while being just minutes from parks, schools and shopping.

Built in 2012

Essential Information

MLS® #	A2222287
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	144 Kirpatrick Way
Subdivision	West Haven Estates
City	Leduc
County	Leduc
Province	Alberta
Postal Code	T9E 0Z2

Amenities

Parking Spaces	3
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features No Smoking Home, Open Floorplan, See Remarks
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line
Lot Description Back Lane, Landscaped, No Neighbours Behind
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 17th, 2025
Days on Market 2
Zoning Single Family

Listing Details

Listing Office CIR Realty

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