

Courtesy Of Jason De Fraine Of Maxwell Heritage Realty

\$1,249,000 - 136 Kirpatrick Crescent, Leduc

MLS® #E4426813

\$1,249,000

5 Bedroom, 3.50 Bathroom, 3,431 sqft

Single Family on 0.00 Acres

West Haven Park, Leduc, AB

This Custom Home Stands Out With Its Clean, Bold & Decidedly Modern Interpretation of "Home." Built Without Compromise, It Reflects Only The Very Best of Building Materials, The Most Expensive Millwork & Finest Appliances. FEATURES: Approx 4887 Total Sq. Ft. of Developed Area. Provides a Complete Range of Space, Storage & Functionality. 6 BDRMS, 4 BTHRMS. Primary Suite Offers Copious Amounts of Space Including a Balcony + an Ultra Chic Ensuite Retreat w/ Stand Alone Soaker Tub. Fireplace/ TV Features. Stunning Spa Rain Shower w/Dual Heads & Body Sprayers. Separate Water Closet w/Toilet + Urinal. Heated Floor/ Towel Rack. Additional Features: Complete Home Automation System- Voice Controlled +Alarm & Monitoring Cameras. Anthem Surround System w/ Projector + Sub. Custom Sonos Sound System w/12 Zones (Inside & Out.) Water Irrigation System. Reverse Osmosis + Robust Air Filtration Systems. Plus So Much More. This Custom Home Offers Every Amenity of Luxury Living.

Built in 2016

Essential Information

MLS® #	E4426813
Price	\$1,249,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,431
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	136 Kirpatrick Crescent
Area	Leduc
Subdivision	West Haven Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0W3

Amenities

Amenities	Ceiling 10 ft., Closet Organizers, Deck, Exercise Room, Hot Water Tankless, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Heated, Insulated, Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum Systems, Washer, Water Softener, Wine/Beverage Cooler, Oven Built-In-Two, Garage Heater
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Insert, Wall Mount
Stories	3

Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	West Haven Plublic K-7
Middle	Ohpaho Secondary 8-12
High	Ohpaho Secondary 8-12

Additional Information

Date Listed	March 20th, 2025
Days on Market	167
Zoning	Zone 81

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