

## \$450,000 - 6 Kingdom Place, Leduc

MLS® #E4454886

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

West Haven, Leduc, AB

Unique duplex in a highly desirable location. This bi-level duplex is perfect for a young professional, empty nester or snowbird. Main floor features a large, wide-open floor plan with a spacious living room, a big kitchen and dining room, as well as a den/office. A full bathroom and laundry room complete the main floor, which also features vaulted ceilings, a gas fireplace and lots of windows for an abundance of natural light. Up a few steps is the primary suite with a walk-in closet and an ensuite bathroom. The basement is fully finished with an additional 2 bedrooms, a third full bathroom, a rec room, a storage area, and high ceilings. Double attached garage, spacious backyard, all located in West Haven, close to all amenities, commuter highways, walking trails, golf course, and a K-7 School.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454886  |
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,412     |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | Bi-Level      |
| Status   | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6 Kingdom Place |
| Area        | Leduc           |
| Subdivision | West Haven      |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 8J7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, See Remarks      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Tile Surround                                                                                |
| Stories           | 3                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Cul-De-Sac, Flat Site, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                    |

### School Information

|            |            |
|------------|------------|
| Elementary | West Haven |
| Middle     | West Haven |
| High       | Opaho      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 81           |

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Listing information last updated on September 3rd, 2025 at 5:02pm MDT