

\$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 |

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 | 29 |
|----------------|----|

| | |
|--------|---------|
| Zoning | Zone 81 |
|--------|---------|

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 17th, 2025 at 11:47pm MDT