

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

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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 | 177              |
| Zoning         | Zone 81          |

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Listing information last updated on September 13th, 2025 at 9:02pm MDT