

# \$637,500 - 208 Kettyl Court, Leduc

MLS® #E4427855

**\$637,500**

3 Bedroom, 2.50 Bathroom, 2,396 sqft  
Single Family on 0.00 Acres

West Haven Park, Leduc, AB

Welcome to 208 Kettyl Court, a stunning 2,395 sq. ft. home in West Haven Park, located right behind West Haven Public School. This beautifully designed home features an open-concept main floor with a spacious living area, a chef's kitchen with a large island and walk-in pantry, and a dedicated dining space. A main floor office/den, mudroom, and cozy fireplace add to the functionality and charm. Upstairs, the luxurious primary suite boasts a 5-piece ensuite and walk-in closet, along with two additional bedrooms, a bonus family room, and an upstairs laundry. The side entrance offers potential for a future basement suite. Enjoy a large backyard, a double attached garage, and a prime location near parks, trails, shopping, and major roadways. With modern finishes and a thoughtfully designed layout, this home is perfect for families seeking space and convenience.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4427855  |
| Price      | \$637,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,396                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 208 Kettyl Court |
| Area        | Leduc            |
| Subdivision | West Haven Park  |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 1B6          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Cul-De-Sac, No Back Lane, No Through Road, Schools, See Remarks, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 27th, 2025 |
|-------------|------------------|

|                |   |
|----------------|---|
| Days on Market | 6 |
|----------------|---|

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

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Listing information last updated on April 1st, 2025 at 11:02pm MDT