# \$799,000 - 1 Westlin Drive, Leduc

MLS® #E4422912

#### \$799,000

4 Bedroom, 3.50 Bathroom, 2,601 sqft Single Family on 0.00 Acres

Windrose, Leduc, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. This impressive home features soaring ceilings, a breathtaking two-story stone fireplace, and high-end finishes throughout. The gourmet kitchen boasts granite countertops, upgraded cabinetry, premium appliances, a granite sink, prep sink, pot filler, and a massive island with a built-in table. The dining area has a tray ceiling, while the walk-through pantry and mudroom with built-in benches add convenience. Upstairs, a unique open-slat staircase leads to a spacious bonus room, two large bedrooms, and a luxurious primary suite with a vaulted wood-accented ceiling, spa-like ensuite, and walk-in closet with built-in dressers. The fully finished lower level is perfect for entertaining, featuring a family room, fourth bedroom with a walk-in closet, four-piece bath, and a custom wet bar with two bar fridges. Outside, enjoy a landscaped yard with a two-tier, no-maintenance deck, a high-end hot tub, and an oversize



Built in 2012

## **Essential Information**

MLS® #	E4422912
Price	\$799,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,601
Acres	0.00
Year Built	2012
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	1 Westlin Drive
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0N8

## Amenities

Amenities Air Conditioner, Bar, Closet Tub, Hot Water Tankless, I Windows, Wet Bar, Natural G

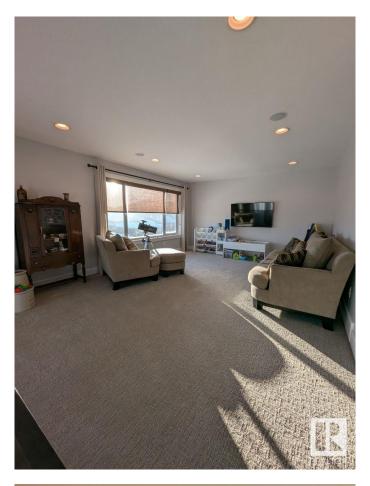
Double Garage Attached

4

Parking Spaces Parking

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished





## Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
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Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	February 25th, 2025
Days on Market	111
Zoning	Zone 81

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Listing information last updated on June 16th, 2025 at 9:02pm MDT