# \$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

Type 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,

Windows, Wet Bar, Natural G

Parking Spaces 4

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

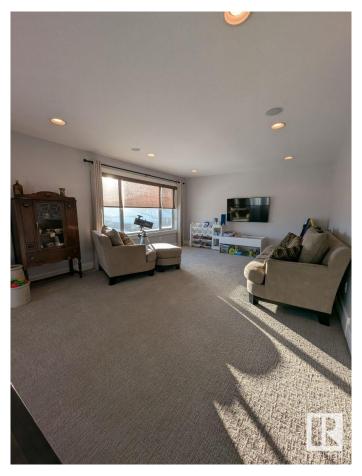
Fireplaces Stone Facing

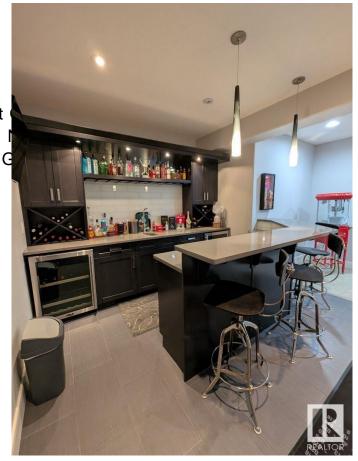
Stories 2

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

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed February 25th, 2025

Days on Market 138

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 July 13th, 2025 at 5:47pm MDT