

## \$819,000 - 1 Westlin Drive, Leduc

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MLS® #E4422912

**\$819,000**

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 \$819,000

|                |                        |
|----------------|------------------------|
| 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         |

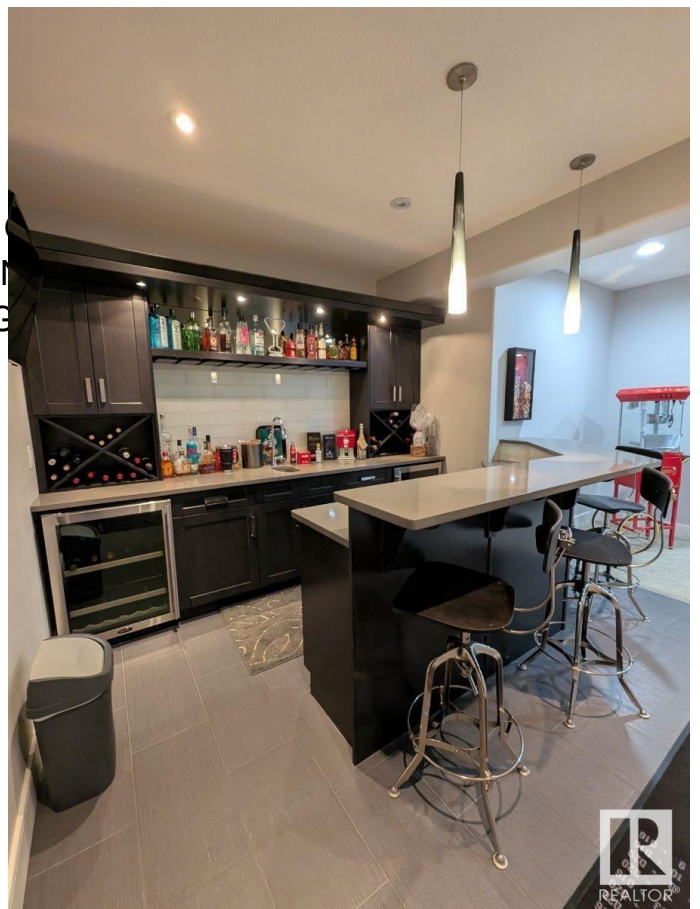
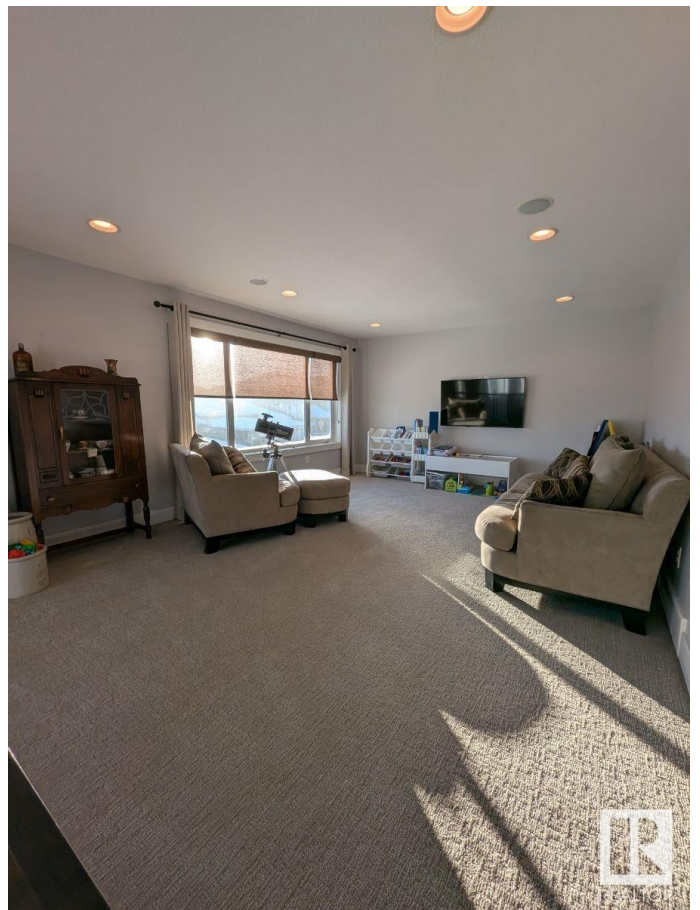
### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Bar, Closet<br>Tub, Hot Water Tankless, Natural Gas<br>Windows, Wet Bar, Natural Gas |
| 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 | 55                  |
| Zoning         | Zone 81             |

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Listing information last updated on April 21st, 2025 at 2:17am MDT