

\$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 |

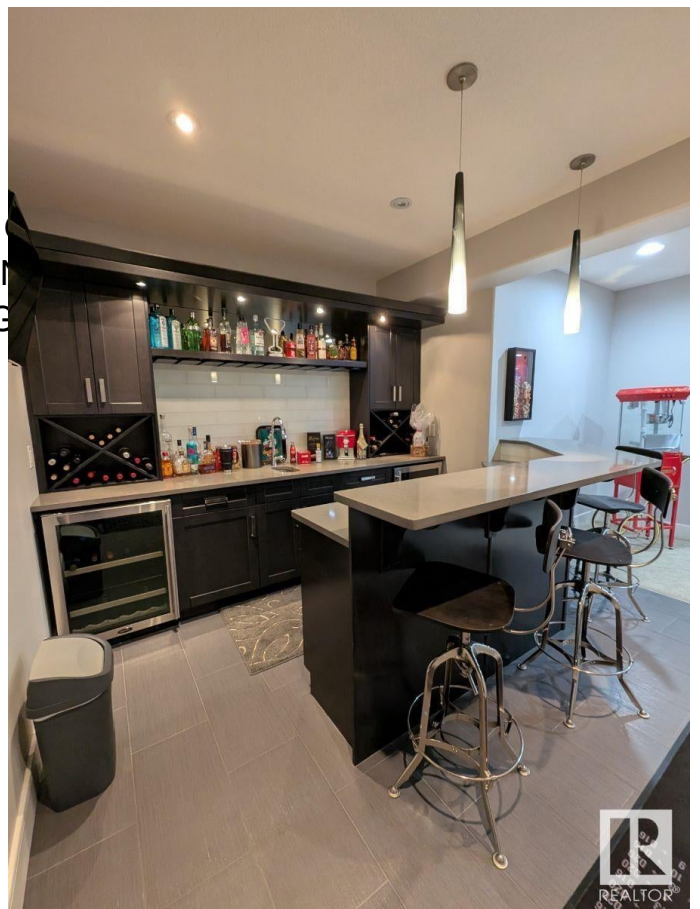
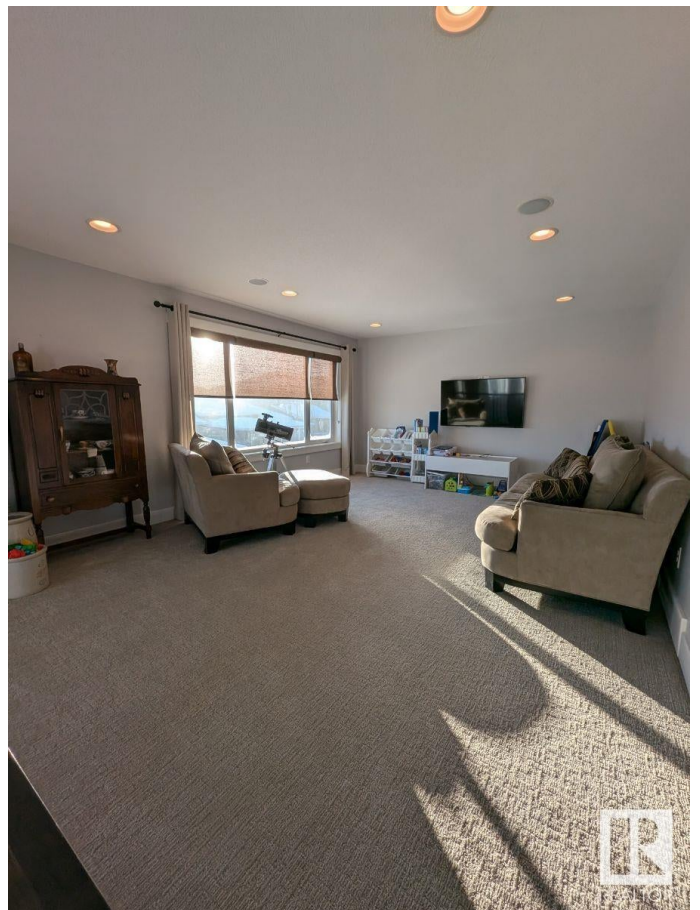
Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Bar, Closet Tub, Hot Water Tankless, Natural Gas 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 | 112 |
| 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 June 17th, 2025 at 12:32pm MDT