

## \$550,000 - 112 41 Woods Crescent, Leduc

MLS® #E4434300

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,537 sqft

Condo / Townhouse on 0.00 Acres

Windrose, Leduc, AB

Rare opportunity in Woodland Greensâ€”a gated adult (18+) community in desirable Windrose, backing the Leduc Golf & Country Club! Spacious bungalow condo that offers maintenance-free living & features a bright, open-concept main floor with hardwood floors, granite countertops, corner pantry, gas fireplace, & dining area that looks out onto a concrete patio overlooking the golf course. The main level has 2 generously sized bedrooms, including a large primary suite with a 4-piece ensuite & ample closet space. The second bedroom is ideal for guests or can easily function as a home office. A second full bathroom & convenient main-floor laundry/mudroom complete the upper level. The fully finished basement adds more space w/ a huge rec room featuring a wet bar, a 3rd bedroom, 3-piece bathroom, workshop, craft room, plenty of storage & in floor heating. Well-managed complex in an unbeatable location with lawn & snow care included. Close to walking paths, shopping, & much more. A rare find!

Built in 2004

### Essential Information

MLS® # E4434300

Price \$550,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,537             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 112 41 Woods Crescent |
| Area        | Leduc                 |
| Subdivision | Windrose              |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 8K7               |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Air Conditioner, Patio, Wet Bar |
| Parking   | Double Garage Attached          |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Flat Site, Gated Community, Golf Nearby, Landscaped, No Through Road, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 8             |
| Zoning         | Zone 81       |
| Condo Fee      | \$218         |

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Listing information last updated on May 11th, 2025 at 3:32pm MDT