

## \$719,900 - 18 Westlin Drive, Leduc

MLS® #E4439805

**\$719,900**

3 Bedroom, 3.00 Bathroom, 2,434 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

This impressive home in Leduc offers 2,364 sq ft of well-designed living space, featuring 3 spacious bedrooms + a den/4th bedroom, 3 full bathrooms, a bonus room, and a rare **FOUR-CAR ATTACHED HEATED** garage with hot/cold water, a floor drain, and built-in storage. Step into a grand foyer that leads to the formal living room with soaring ceilings, a sleek tile-surround fireplace, and large windows. The kitchen boasts a large island, quartz countertops, soft-close cabinets and drawers throughout, and a walk-in pantry. The dining area opens to a **DECK** overlooking the **LARGE, FENCED YARD**. A main floor den/bedroom and full 3-piece bath complete the level. Upstairs features a **HUGE** bonus room, a spacious primary suite with a 5-piece ensuite and walk-through closet, 2 additional bedrooms, a 4-piece bath, and upper laundry. Enjoy year-round comfort with **CENTRAL A/C**. The **SEPARATE ENTRANCE** leads to an undeveloped basement ready for your vision. This non-smoking, pet-free home is located in a quiet neighborhood.

Built in 2021

### Essential Information

MLS® # E4439805

Price \$719,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,434                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 18 Westlin Drive |
| Area        | Leduc            |
| Subdivision | Windrose         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0N6          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Deck, Hot Water Natural Gas |
| Parking   | Tandem, Triple Garage Attached                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Stove-Countertop Gas, Washer, Water Softener, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Concrete, Vinyl               |
| Exterior Features | Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Concrete, Vinyl               |
| Foundation        | Concrete Perimeter            |

**Additional Information**

Date Listed            June 1st, 2025  
Days on Market      22  
Zoning                Zone 81

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