

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

---

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

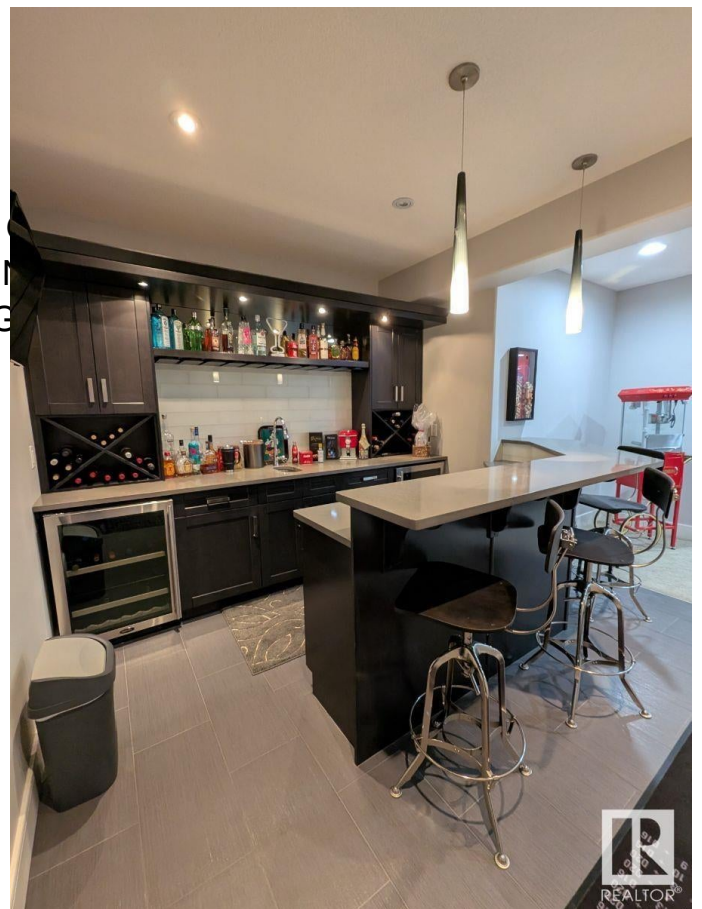
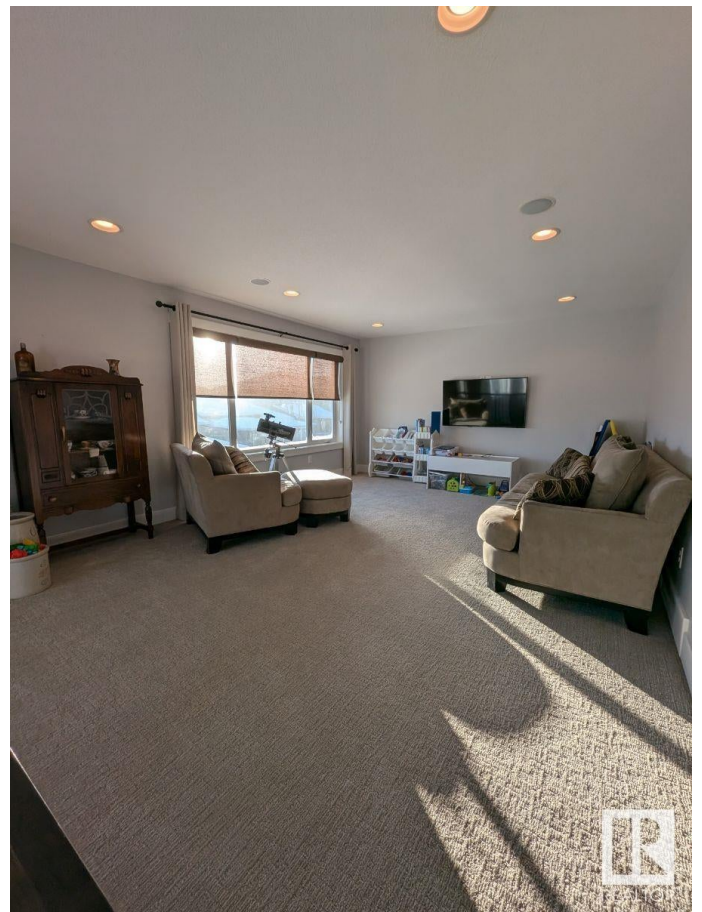
**Amenities**

Amenities Air Conditioner, Bar, Closet  
 Tub, Hot Water Tankless, M  
 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	44
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 April 9th, 2025 at 9:47pm MDT