

\$730,000 - 18 Westlin Drive, Leduc

MLS® #E4439805

\$730,000

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 \$730,000



| | |
|----------------|------------------------|
| 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 16
Zoning Zone 81

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Listing information last updated on June 17th, 2025 at 2:17pm MDT