

\$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 15
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 16th, 2025 at 3:02pm MDT