

## **\$699,900 - 24 Westlin Drive, Leduc**

MLS® #E4430859

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,654 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Welcome to this CHIC+STYLISH fully UPGRADED home, with a TRIPLE CAR GARAGE, 5 BEDROOMS PLUS a DEN! The modern design+endless upgrades will leave you breathless. The exquisite kitchen offers rich wood cabinets, high-end appliances, quartz, large island, walk thru pantry+dining area. The open concept living room has a stone fireplace, built-in shelves+luxurious laminate floors. The main floor is complete w/a foyer, den, 2pc bath, mud room(w/laundry space)+triple garage(heated+insulated; w/2 man doors+floor drain). The primary bedroom boasts a coffered ceiling, gorgeous 5pc ensuite+walk-in closet. There are three more bedrooms, a bonus room+a 4pc bath. The basement has a family room, 5th bedroom, 3pc bath, ample storage+a separate side door(suite potential). Upgrades: Iron Railing, Porcelain Floors, Newer Dishwasher, Closet Organizers, A/C... The list is endless! Nestled on a half pie-lot in a great family neighbourhood, the spacious yard is landscaped, fenced and boasts a large deck+shed. This PRISTINE home is everything you've wanted+more!

Built in 2017

### **Essential Information**



MLS® #	E4430859
Price	\$699,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,654
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	24 Westlin Drive
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0N6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Vinyl Windows
Parking Spaces	6
Parking	Heated, Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes

Basement	Full, Finished
----------	----------------

## Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Airport Nearby, Golf Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
-------------------	---

Roof	Asphalt Shingles
------	------------------

Construction	Wood, Stone, Vinyl
--------------	--------------------

Foundation	Concrete Perimeter
------------	--------------------

## School Information

Elementary	West Haven
------------	------------

Middle	École Leduc Junior High
--------	-------------------------

High	Ohpaho Secondary School
------	-------------------------

## Additional Information

Date Listed	April 15th, 2025
-------------	------------------

Days on Market	6
----------------	---

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 21st, 2025 at 5:47pm MDT