

Courtesy Of Jeremy D Blackwood Of RE/MAX Real Estate

## \$609,900 - 15 Westlin Court, Leduc

MLS® #E4428738

**\$609,900**

4 Bedroom, 3.50 Bathroom, 1,931 sqft  
Single Family on 0.00 Acres

Windrose, Leduc, AB

**EXCELLENT LOCATION! BACKS ONTO GREENSPACE!** Welcome to this stunning 1930 sqft. 2-storey in a secluded dbl cul-de-sac in Windrose! Step inside to find A/C, hrdw floors & charming architectural details. Updated kitchen boasts a granite island, S/S appliances, tile backsplash, & WT pantry. The dining nook leads to a back deck overlooking the yard & greenspace. The inviting living room features a gas FP, perfect for cozy nights in. A main-floor den/office adds versatility. Upstairs, retreat to the spacious primary suite, complete w/ a WI closet & spa-like ensuite featuring a soaker tub & shower. 2 add'l bdrms, laundry rm, & full bath complete the upper level. The mostly finished basement expands your living space w/ lrg rec room w/ pool table, 4th bdrm, & 3pc bath. Outside, enjoy the lrg pie landscaped yard w/ shed—ideal for kids, pets, & entertaining & DBL attached garage. Newly replaced roof! Access to trails, playground & school, w/ golf nearby & easy Hwy 2 access for a smooth commute. Unbeatable location!

Built in 2003

### Essential Information

MLS® #	E4428738
Price	\$609,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,931
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	15 Westlin Court
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8H5

### **Amenities**

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped,

Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 3  
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 6th, 2025 at 2:02pm MDT