

## \$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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