

## **\$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 main 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                      Ãcole Leduc Junior High  
High                         Ohpaho Secondary School

**Additional Information**

Date Listed                April 15th, 2025  
Days on Market        5  
Zoning                      Zone 81

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Listing information last updated on April 20th, 2025 at 2:32pm MDT