# \$699,900 - 6 Woods Court, Leduc

MLS® #E4441445

# \$699,900

4 Bedroom, 3.00 Bathroom, 1,579 sqft Single Family on 0.00 Acres

Windrose, Leduc, AB

Welcome to this Jacob's 1580 sf Custom-Built raised Bungalow. Nestled in a guiet cul-de-sac in the sought after Windrose community. Over 3000sf of developed space with 4 bedrooms plus a flex room suitable for office, sewingroom, excercise room and more. The large laundry room is equipped with cabinets and a large sink suitable for wine making plus a second set of laundry hookups on the main floor. A woodburning stove in the rec room which helps cut heating costs in the winter plus a gas fireplace in the great room on the main floor. Open concept with high ceilings and lots of room for entertaining. Hickory cabinets, island, walk in pantry, stainless steel appliances, garburator, touchless kitchen faucet, Kinetico water softening system to name a few features. Access from the dinette to the 3 year old sunroom that overlooks the serene backyard .Cobblestone lower patio for entertaining and enjoying the serenity of the pond and waterfall feature. Meticulously maintained. Must see!

Built in 2003

## **Essential Information**

MLS® # E4441445 Price \$699,900

Bedrooms 4







Bathrooms 3.00 Full Baths 3

Square Footage 1,579 Acres 0.00 Year Built 2003

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 6 Woods Court

Area Leduc

Subdivision Windrose

City Leduc

County ALBERTA

Province AB

Postal Code T9E 8K3

# **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-

2"x6", Front Porch, No Animal Home, No Smoking Home, Vinyl

Windows, See Remarks, Natural Gas BBQ Hookup

Parking Double Garage Attached

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Vacuum System Attachments, Water Softener,

Window Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Woodstove, See Remarks

Stories 2
Has Basement Yes

Basement Full, Finished

# **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane,

Park/Reserve, Playground Nearby, Private Setting, Schools, Shopping

Nearby, Stream/Pond, Vegetable Garden, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 10th, 2025

Days on Market 128

Zoning Zone 81

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