

## \$599,900 - 6 Westlin Court, Leduc

MLS® #E4454315

**\$599,900**

4 Bedroom, 3.50 Bathroom, 1,975 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

PIE LOT BACKING GREEN SPACE! PLENTY OF UPDATES! CUL DE SAC! OVERSIZED GARAGE! Looking for the ideal family home in Windrose? This 1974 sq ft 4 bed, 3.5 bath home has been tastefully renovated. Feat: newer laminate & tile flooring, painted kitchen cabinets w/ custom wrap counters, paint, 9' ceilings on the main & basement, 8' garage door (24' x 26' heated garage w/ 220V & drain), upgraded lighting, new plank flooring upstairs, underground irrigation, & more! Traditional open concept entryway & main floor layout create the ideal flow for the living / dining / kitchen; perfect for entertaining! 2 pce bath & main floor laundry. Upstairs brings 3 large bedrooms inc the primary bed w/ 4 pce ensuite & walk in closet. Spacious bonus room for family movie night too! The basement is fully finished w/ 4th bedroom, rec room, & 3 pce bath; great play space or gaming area. The backyard is nicely landscaped w/ large 2 tiered deck, hot tub, firepit, shed, & gate to path access behind. A rare home in A+ location

Built in 2002

### Essential Information

MLS® # E4454315

Price \$599,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,975
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6 Westlin Court
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8H5

### Amenities

Amenities	Deck
Parking	220 Volt Wiring, Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Zone 81

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