

## \$765,000 - 1 Westlin Drive, Leduc

MLS® #E4447905

### \$765,000

4 Bedroom, 3.50 Bathroom, 2,601 sqft  
Single Family on 0.00 Acres

Windrose, Leduc, AB

INCREDIBLE, 3600+ total sq ft, former SHOWHOME! Custom built by Sherbilt Homes, the high end quality is impressive. Cathedral ceiling, a stunning floor-to-ceiling STONE fireplace, gourmet kitchen, granite, upgraded cabinets, high end appliances, granite sink, prep sink, pot filler, garburator & the massive island with built in table. Walk-thru pantry, tray ceiling in dining area, & whoa, the lighting! Unbelievable mudroom, plus lrg den & 2 pc bathrm Unique open slat staircase leads to a lrg bonus rm, 2 lrg spare bdrms & a master suite with amazing vaulted ceilings, wood feature, the spa ensuite features dual sinks, custom shower, separate jetted tub, private water closet & lrg walk-in closet/ built in dressers. Lower level incl a custom wet bar, granite, games area, 2 bar fridges, tv, a theatre area, a HUGE guest room, plus 4pc bath, heated floors & stunning shower. The fully landscaped yard w/ 2 tier no maintenance deck, high end hot tub, oversized heated garage, A/C, surround sound system, & more!

Built in 2012

### Essential Information

MLS® #	E4447905
Price	\$765,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,601
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1 Westlin Drive
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0N8

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Dog Run-Fenced In, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Wine/Beverage Cooler, See Remarks, TV Wall Mount, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl, See Remarks
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, See Remarks
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	9
Zoning	Zone 81

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