

## \$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 | 36              |
| Zoning         | Zone 81         |

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Listing information last updated on August 20th, 2025 at 8:02am MDT