

Courtesy Of Kevin B Doyle Of RE/MAX Elite

## \$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 | 4                 |
| Zoning         | Zone 81           |

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Listing information last updated on August 26th, 2025 at 4:47am MDT