

\$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 | 21 |
| Zoning | Zone 81 |

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Listing information last updated on August 5th, 2025 at 3:32am MDT