

\$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	37
Zoning	Zone 81

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Listing information last updated on August 21st, 2025 at 3:18pm MDT