

## \$699,000 - 80 Westlin Drive, Leduc

MLS® #E4462412

**\$699,000**

2 Bedroom, 1.50 Bathroom, 1,844 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Settle into Windrose in this beautiful 1843 sq ft bungalow which blends thoughtful design with an inviting atmosphere. Step into a bright den/bedroom just off the front entrance, ideal for an office, with a handy 2-pc guest bath nearby. Entertain effortlessly in the open living area, featuring coffered ceilings & natural light. The gourmet kitchen & dining space inspire culinary creativity, with direct access to a rear deck for BBQs or relaxation. Retreat to the generous primary bedroom, also with deck access, a walk-in closet, and a spa-inspired 5-pc ensuite. Enjoy seamless transitions from the double attached garage to the mudroom, with immediate access to laundry room with sink or the huge walkthrough pantry. The front-central stairway leads to a full basement, perfect for recreation, storage or future development. Located close to golf, local shops, and easy access to the airport - any couple on-the-move will appreciate. Where convenience meets comfort and every day feels just a little more inspired.

Built in 2017

### Essential Information

MLS® # E4462412

Price \$699,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,844                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 80 Westlin Drive |
| Area        | Leduc            |
| Subdivision | Windrose         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0N7          |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Deck, Hot Water Tankless, No Smoking Home, See Remarks, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                     |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                             |
| Fireplace         | Yes                                                                                                   |
| Fireplaces        | Stone Facing                                                                                          |
| Stories           | 1                                                                                                     |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Unfinished                                                                                      |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                             |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, |

|              |                                |
|--------------|--------------------------------|
|              | Playground Nearby, See Remarks |
| Roof         | Asphalt Shingles               |
| Construction | Wood, Stone, Vinyl             |
| Foundation   | Concrete Perimeter             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 81            |

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Listing information last updated on October 19th, 2025 at 2:47am MDT