

\$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	2
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 18th, 2025 at 1:02am MDT