

## **\$799,999 - 62 Westlin Drive, Leduc**

---

MLS® #E4427076

### **\$799,999**

5 Bedroom, 3.50 Bathroom, 2,512 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

**TRIPLE HEATED GARAGE! QUALITY BUILT! PERFECT FAMILY HOME!** Feast your eyes on this 2511 sq ft 5 bed + den, 3.5 bath Mclean & Mclean Homes gem! Feat: 9' ceilings on the main & lower, gorgeous engineered hardwood & tile on the main, custom stone gas fireplace, 2 tone kitchen cabinetry w/ granite countertops throughout, basement wet bar, covered deck w/ composite deck boards, central AC & more! Spacious entryway leads to your open concept living / dining / kitchen space; terrific spot for family gatherings & holidays! Main floor office, walkthrough pantry, 2 pce bath, & access to the west facing backyard. Upstairs brings 3 spacious bedrooms, including the primary w/ stunning 5 pce ensuite & walk in closet! Lovely bonus room for movie night, upper laundry, & additional 4 pce bath. The basement is fully finished, w/ 2 more bedrooms, 4 pce bath, and terrific rec room / theatre space w/ gas fireplace for watching the Oiler playoff run! Steps to trails, playgrounds, & quick access to shopping. A must see!



Built in 2012

### **Essential Information**

MLS® #                    E4427076

Price                      \$799,999

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,512
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	62 Westlin Drive
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0N8

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vinyl Windows, Wet Bar
Parking	Heated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	19
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 April 10th, 2025 at 2:17pm MDT