

## \$712,900 - 6 Woods Court, Leduc

MLS® #E4441445

**\$712,900**

4 Bedroom, 3.00 Bathroom, 1,579 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Welcome to this Jacob's 1580 sf Custom-Built raised Bungalow. Nestled in a quiet cul-de-sac in the sought after Windrose community. Over 3000sf of developed space with 4 bedrooms plus a flex room suitable for office, sewingroom, exercise room and more. The large laundry room is equipped with cabinets and a large sink suitable for wine making plus a second set of laundry hookups on the main floor. There is a woodburning stove in the rec room which helps cut heating costs in the winter plus a gas fireplace in the great room on the main floor. Open concept with high ceilings and lots of room for entertaining. Hickory cabinets, island, walk in pantry, stainless steel appliances, garburator, touchless kitchen faucet, Kinetico water softening system to name a few features. Access from the dinette to the 3 year old sunroom that overlooks the backyard. The serene backyard has a cobblestone lower patio for entertaining and enjoying the serenity of the pond/ waterfall feature. Meticulously maintained. Must see!

Built in 2003

### Essential Information

MLS® # E4441445

Price \$712,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,579
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6 Woods Court
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8K3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-2"x6", Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Vacuum System Attachments, Water Softener, Window Coverings, See Remarks, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Woodstove, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Schools, Shopping Nearby, Stream/Pond, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	35
Zoning	Zone 81

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