

## \$799,000 - 6 Wade Avenue, Leduc

MLS® #E4422115

**\$799,000**

4 Bedroom, 4.50 Bathroom, 2,574 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Turnkey living in the sought-after Windrose! Former show home packed with high-end finishes and unique features – too many to list! This home has a rich warm country feel. The kitchen has timeless two-toned cabinets with drawers galore & a walk-through pantry. Low-maintenance decking outside spans the length of the home and has a covered section for all-weather enjoyment. Say goodbye to sharing – presenting his & her en-suites! One with a luxurious steam shower and the other a spa-like jetted tub & dressing table. If 4 bedrooms isn't enough, the flex space can easily be converted to a 5th. You will love the vaulted ceiling bonus room & full functional upstairs laundry room. Dual furnaces, in-floor heat & multiple fireplaces create winter warmth + central A/C adds summer comfort! The oversized garage is a dream, complete with epoxy floors & radiant floor heating. Stone siding & exposed aggregate driveway & steps polish off the curb appeal on this prestigious Avenue. Must be seen to be truly appreciated.

Built in 2012

### Essential Information

MLS® #	E4422115
Price	\$799,000
Bedrooms	4



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,574
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6 Wade Avenue
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0N8

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ecole Leduc Estates School
Middle	West Haven Public School
High	Ohpaho Secondary School

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	21
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 March 12th, 2025 at 5:47pm MDT