

\$489,000 - 8 Wells Court, Leduc

MLS® #E4447814

\$489,000

4 Bedroom, 2.50 Bathroom, 1,784 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Enrich Your Family's Life in One of Leduc's Most Family Orientated Communities. WINDROSE- Sets New Standards for Today's Family Lifestyles. Diverse Streetscapes and Promenades Link to the Community's Professionally Planned Parks, Community Pond & Multi-Way Path System. Only A Few Short Blocks to the State of the Art West Haven Public School Plus a Short Walk to St. Benedict's Catholic & Asscole Leduc Estates School. FEATURES: Tucked Away in a Quiet Cul-De- Sac. No Direct Rear Neighbors. 4 Bedrooms. 3 Baths. The Open Concept Floor Plan & Large Bonus Room Plus Partially Developed Basement Provide a Complete Range of Space, Storage & Functionality. Additional Features: Mature Tree Lined Yard Site. Large Multi-Tier Deck Complete with Gazebo. Low Maintenance Landscaping. Lower Level Shingles Replaced Approx 5 Years Ago. Oversized- Insulated Garage. Ownership Includes: Leading Brand Name Stainless Fridge, Dishwasher & Microwave. Central Vacuum System Plus Attachments & Custom Window Coverings



Built in 2001

Essential Information

MLS® # E4447814

Price \$489,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,784
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8 Wells Court
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8E8

Amenities

Amenities	Deck, Front Porch, Gazebo, Smart/Program. Thermostat, Vaulted Ceiling
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	July 15th, 2025
Days on Market	8
Zoning	Zone 81

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