

## \$750,000 - 6 Wade Avenue, Leduc

MLS® #E4453319

**\$750,000**

4 Bedroom, 4.50 Bathroom, 2,541 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Former Show Home in prestigious Windrose offering over 3,500 sq. ft. of finished living space with 4 bedrooms (easily 5) and 5 bathrooms. The oversized heated garage with epoxy floors and in-floor heating sets the tone for the quality inside. Elegant details like engineered hardwood, slate tile, crown molding and wainscoting create timeless charm. The vaulted bonus room with bay window seating and fireplace is perfect for cozy evenings. A chef's kitchen with two-tone cabinetry, granite counters, island seating, stainless appliances and a walk-through pantry makes cooking and entertaining a joy. The primary suite is a true retreat with his and hers ensuites—one with steam shower, the other with jetted tub and dressing vanity. Upstairs laundry adds convenience, while custom built-ins maximize storage. The finished basement offers a 4th bedroom, rec space, bathroom and option for a 5th bedroom. With A/C, dual furnaces, multiple fireplaces, and a south-facing yard with covered deck. Comfort and Style!

Built in 2012

### Essential Information

MLS® # E4453319

Price \$750,000



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,541
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, Deck, Hot Water Natural Gas, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Level Land, No Back Lane, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	Zone 81

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