

## \$790,000 - 6 Wade Avenue, Leduc

MLS® #E4428289

**\$790,000**

4 Bedroom, 4.50 Bathroom, 2,574 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Turnkey luxury in Windrose! This former show home is packed with high-end finishes & unique features. Four bedrooms (easily 5) & 5 baths, including his & her en-suites—one with a steam shower, the other with a jetted tub & dressing table. Custom built-ins & closets maximize storage throughout the home. Granite counters, hardwood, slate entryways & crown moulding add an upscale touch. The kitchen offers solid wood two-toned cabinetry, a composite sink & a walk-through pantry. The vaulted bonus room is a showstopper with wainscoting, tiled gas fireplace & bench in the large bay window. The upstairs laundry room is complete with a sink & full cabinets. Enjoy year-round comfort with dual furnaces, in-floor heating, multiple fireplaces & central A/C. The finished basement is bright with 4 windows! Low-maintenance decking spans the home with covered section for all-weather use. Oversized heated garage—25'11" x 23'6"—has epoxy floors & side door. Prime location near top schools, trails & golf. This is a must-see!

Built in 2012

### Essential Information

MLS® # E4428289

Price \$790,000



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, Closet Organizers, Hot Water Natural Gas, Vinyl Windows, Natural Gas BBQ Hookup
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-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	4
Zoning	Zone 81

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Listing information last updated on April 4th, 2025 at 3:17pm MDT