

## \$511,000 - 48 Willis Crescent, Leduc

MLS® #E4446113

**\$511,000**

4 Bedroom, 3.00 Bathroom, 1,395 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Beautiful fully finished family home in Windrose with over 2000 SqFt of living space. Situated close to walking paths, parks, schools & playgrounds. Inside you will find a welcoming interior with recent updates, built-ins & storage. Bright renovated kitchen with solar tube, quartz countertops, new cabinets & appliances & corner pantry. Living Room with built-in entertainment center & additional storage. The dining area leads out to the covered composite deck with gas line & storage under the deck. Concrete stamped lower deck gives you privacy to sit back & enjoy our long summer days. Inside the home offers 2 bedrooms on the main floor with the primary on the upper level & an additional bedroom/craft room on the lower level. The lower level also offers a spacious family room with fireplace & to keep the kiddos entertained a climbing wall, monkey bars & more. Oversized dbl. attached heated garage completes the home. Other recent upgrades include vinyl plank flooring, shingles, hot water tank & central air.

Built in 2002

### Essential Information

MLS® # E4446113

Price \$511,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,395                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 48 Willis Crescent |
| Area        | Leduc              |
| Subdivision | Windrose           |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 8H4            |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows |
| Parking   | Double Garage Attached, Heated, Insulated, Over Sized   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools |
| Roof              | Fiberglass  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 81        |

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Listing information last updated on July 6th, 2025 at 6:47am MDT