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

MLS® #A2252028

## \$750,000

4 Bedroom, 5.00 Bathroom, 2,541 sqft Residential on 0.12 Acres

Windrose, Leduc, Alberta

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 ensuitesâ€"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® # A2252028 Price \$750,000

Bedrooms 4
Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,541 Acres 0.12 Year Built 2012

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 6 Wade Avenue

Subdivision Windrose

City Leduc
County Leduc
Province Alberta
Postal Code t9e0n8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Insulated, Oversized

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Other

Lot Description Level, Lawn

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed August 27th, 2025

Days on Market 54

Zoning Residential

## **Listing Details**

Listing Office Digger Real Estate Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.