

## \$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"x23'6"—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 | 19               |
| Zoning         | Zone 81          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 6:17am MDT