

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

MLS® #E4444987

**\$750,000**

4 Bedroom, 4.50 Bathroom, 2,574 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Exceptional Former Show Home in Prestigious Windrose with 4 Bedrooms (easily 5), 5 Bathrooms + over 3500 sqft of living space! Oversized Garage â€” 25'11"x23'6" â€” Epoxy Floors & In-Floor Heat. Luxury Living! Engineered Hardwood, Slate Tile, Crown Moulding, and Wainscoting are just Some of the Finishes that Give this Home an Elevated Feel. Fall in Love with the Vaulted Ceiling Bonus Room with Bay Window Seating & Gas Fireplace. The Primary has His & her Full En-Suites â€” One with Tile Steam Shower, the other with a Jetted Tub & Dressing Table. Custom Built-Ins & Closets Throughout for Outstanding Storage. The Kitchen features Solid Wood Two-Tone Cabinetry & Drawers Galore! Granite Counters with Island Seating, SS Appliances & Walk-Through Pantry. Convenient Upstairs Laundry Room with Sink. Year-Round Comfort with Central A/C, Dual Furnaces, In-Floor Heating, & Fireplaces. The Basement has the 4th Bedroom plus room for 1 More. Enjoy the Partially Covered Low Maintenance Deck & Fully Fenced Yard. Move in Today!

Built in 2012

### Essential Information

MLS® # E4444987

Price \$750,000



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, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, 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	June 28th, 2025
Days on Market	20
Zoning	Zone 81

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Listing information last updated on July 18th, 2025 at 11:02am MDT