

## \$489,000 - 8 Wells Court, Leduc

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MLS® #E4447814

**\$489,000**

4 Bedroom, 2.50 Bathroom, 1,784 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Enrich Your Family's Life in One of Leduc's Most Family Orientated Communities. WINDROSE- Sets New Standards for Today's Family Lifestyles. Diverse Streetscapes and Promenades Link to the Community's Professionally Planned Parks, Community Pond & Multi-Way Path System. Only A Few Short Blocks to the State of the Art West Haven Public School Plus a Short Walk to St. Benedict's Catholic & École Leduc Estates School. FEATURES: Tucked Away in a Quiet Cul-De- Sac. No Direct Rear Neighbors. 4 Bedrooms. 3 Baths. The Open Concept Floor Plan & Large Bonus Room Plus Partially Developed Basement Provide a Complete Range of Space, Storage & Functionality. Additional Features: Mature Tree Lined Yard Site. Large Multi-Tier Deck Complete with Gazebo. Low Maintenance Landscaping. Lower Level Shingles Replaced Approx 5 Years Ago. Oversized- Insulated Garage. Ownership Includes: Leading Brand Name Stainless Fridge, Dishwasher & Microwave. Central Vacuum System Plus Attachments & Custom Window Coverings



Built in 2001

### Essential Information

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Price                        \$489,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,784
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8 Wells Court
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8E8

### Amenities

Amenities	Deck, Front Porch, Gazebo, Smart/Program. Thermostat, Vaulted Ceiling
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	École Leduc Estates School
Middle	West Haven Public School
High	Ohpaho Secondary School

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	8
Zoning	Zone 81

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