

## \$499,999 - 9 Wilkinson Place, Leduc

MLS® #E4450991

**\$499,999**

4 Bedroom, 3.00 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Beautifully maintained 4 bed, 3 bath air-conditioned home with over 2,000 sq ft of finished living space—perfect for family living and entertaining. The main floor offers a warm, inviting living room with large windows and a cozy gas fireplace. Vaulted ceilings and natural light brighten the dining area, which overlooks the fully landscaped backyard. The open kitchen features a breakfast bar and excellent prep space for hosting. Two bedrooms and a full bath complete the main floor. Upstairs, the spacious primary suite includes a walk-in closet and private ensuite. The fully finished basement adds even more space with a large family room, 4th bedroom, and full bath. The oversized double attached garage is heated, insulated, 27x24' with a dog run beside. Enjoy summer evenings on the large elevated deck with enclosed storage below, a stone patio, and a gazebo in the private backyard. Located in sought-after Windrose, with easy access to schools, parks, shopping, and just a short drive to the airport!

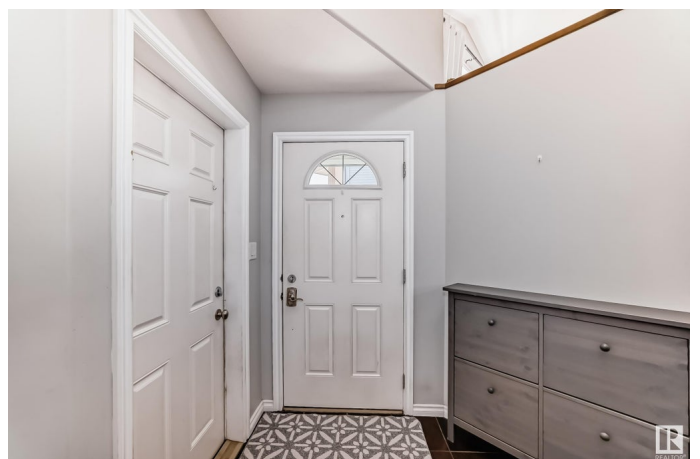
Built in 2005

### Essential Information

MLS® # E4450991

Price \$499,999

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,409                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9 Wilkinson Place |
| Area        | Leduc             |
| Subdivision | Windrose          |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 8N1           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                               |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                              |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Vinyl                                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 2nd, 2025

Days on Market                5

Zoning                            Zone 81

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Listing information last updated on August 7th, 2025 at 11:33am MDT