

## \$699,900 - 6 Woods Court, Leduc

MLS® #E4441445

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,579 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

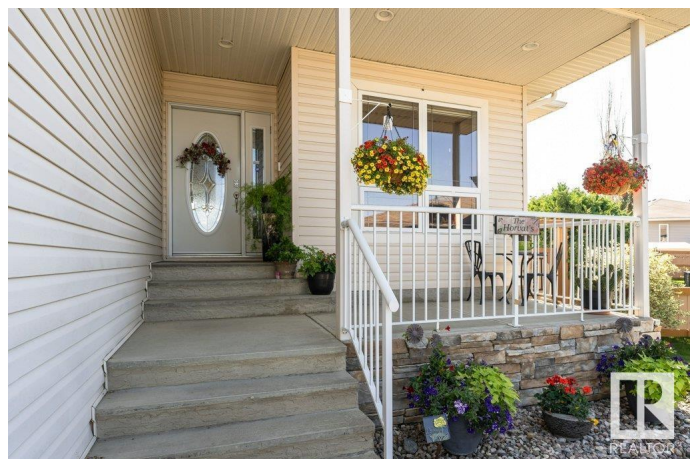
Welcome to this Jacob's 1580 sf Custom-Built raised Bungalow. Nestled in a quiet cul-de-sac in the sought after Windrose community. Over 3000sf of developed space with 4 bedrooms plus a flex room suitable for office, sewingroom, exercise room and more. The large laundry room is equipped with cabinets and a large sink suitable for wine making plus a second set of laundry hookups on the main floor. There is a woodburning stove in the rec room which helps cut heating costs in the winter plus a gas fireplace in the great room on the main floor. Open concept with high ceilings and lots of room for entertaining. Hickory cabinets, island, walk in pantry, stainless steel appliances, garburator, touchless kitchen faucet, Kinetico water softening system to name a few features. Access from the dinette to the 3 year old sunroom that overlooks the backyard. The serene backyard has a cobblestone lower patio for entertaining and enjoying the serenity of the pond/ waterfall feature. Meticulously maintained. Must see!

Built in 2003

### Essential Information

MLS® # E4441445

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,579                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 6 Woods Court |
| Area        | Leduc         |
| Subdivision | Windrose      |
| City        | Leduc         |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T9E 8K3       |

### Amenities

|               |   |
|---------------|---|
| Amenities     | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-2"x6", Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking       | Double Garage Attached  |
| Is Waterfront | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Vacuum System Attachments, Water Softener, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, Woodstove, See Remarks   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Schools, Shopping Nearby, Stream/Pond, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 56              |
| 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 August 5th, 2025 at 3:17pm MDT