

## \$574,900 - 23 Wilkinson Place, Leduc

MLS® #E4427567

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,404 sqft  
Single Family on 0.00 Acres

Windrose, Leduc, AB

Custom-Built Raised Bungalow in Windrose. Nestled in a desirable cul-de-sac, this 1,404 sqft bungalow sits on a spacious lot & offers both comfort & style. The main level features 9 ft ceilings, hrdw floors, & a well-appointed kitchen w/ oak cabinets, island, blk appliances & corner pantry. The inviting living room boasts a bay window, gas FP, & stunning media center w/ oak bookcases & TV niche. The primary bedroom includes a walk-in closet & 4pc ensuite. 2 additional bdrms & 4pc bath finish this level. The professionally finished basement provides extra living space w/ family room - gas FP, bay window, surround sound, lrg 4th bdrm, 3pc bath, laundry, utility, & ample storage space. A/C offers year-round comfort. Outside, enjoy the maint-free deck overlooking the landscaped yard, storage shed & front-attached 23'x28' heated garage. New shingles, soffits, fascia & gutters w/guards in 2022, & HWT 2021. This family home is ideally located close to parks, schools, & recreation—a perfect place to call home!

Built in 2004

### Essential Information

MLS® #	E4427567
Price	\$574,900
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,404
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	23 Wilkinson Place
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8N1

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, Wall Unit-Built-In
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Oak Surround, Tile Surround, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 26th, 2025

Days on Market      9

Zoning                 Zone 81

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