

## \$760,000 - 6 Wade Avenue, Leduc

MLS® #E4428289

**\$760,000**

4 Bedroom, 4.50 Bathroom, 2,574 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

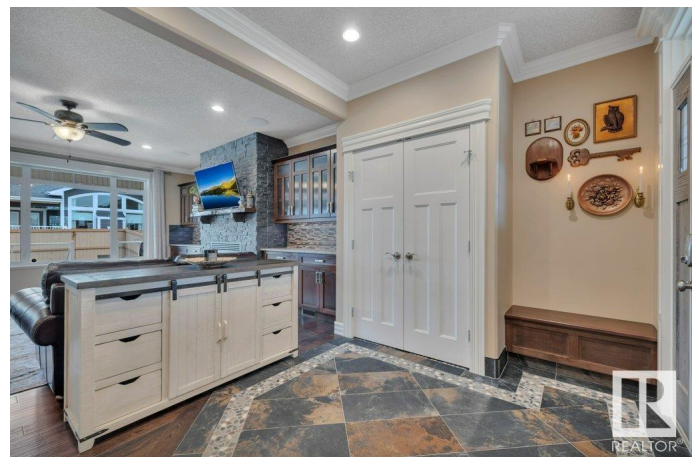
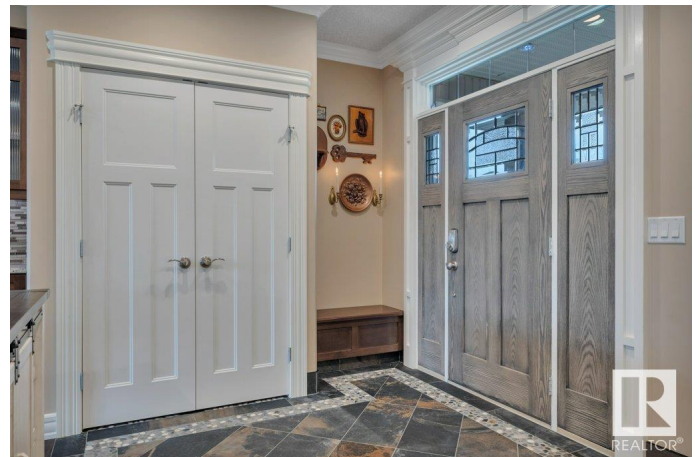
Turnkey luxury in Windrose! This former show home is packed with high-end finishes & unique features. Four bedrooms (easily 5) & 5 baths, including his & her en-suites—one with a steam shower, the other with a jetted tub & dressing table. Custom built-ins & closets maximize storage throughout the home. Granite counters, hardwood, slate entryways & crown moulding add an upscale touch. The kitchen offers solid wood two-toned cabinetry, a composite sink & a walk-through pantry. The vaulted bonus room is a showstopper with wainscoting, tiled gas fireplace & bench in the large bay window. The upstairs laundry room is complete with a sink & full cabinets. Enjoy year-round comfort with dual furnaces, in-floor heating, multiple fireplaces & central A/C. The finished basement is bright with 4 windows! Low-maintenance decking spans the home with covered section for all-weather use. Oversized heated garage—25'11"x23'6"—has epoxy floors & side door. Prime location near top schools, trails & golf. This is a must-see!

Built in 2012

### Essential Information

MLS® # E4428289

Price \$760,000



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, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, 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	March 31st, 2025
Days on Market	33
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 May 3rd, 2025 at 1:32pm MDT