

## \$535,000 - 20 Walters Place, Leduc

MLS® #E4429773

**\$535,000**

4 Bedroom, 3.00 Bathroom, 1,263 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Designed with comfort and style in mind, this expansive 2005 bi-level is the perfect retreat for a growing family. Offering 4 spacious bedrooms (2 up, 2 down) and 3 full baths, it's crafted for both function and ease of living. Recent upgrades include a brand new furnace and hot water tank (2024), plus central A/C (2021) for year-round comfort. The bright U-shaped kitchen features a massive pantry and a sunlit dining area with access to a west-facing deck—ideal for summer barbecues. The main floor living room with gas fireplace invites cozy gatherings, while the fully finished lower level boasts a generous rec room with a second fireplace. A 23x28 heated garage provides endless space for projects or storage. The fully fenced yard adds privacy and space to roam. Ideally located near schools, shopping, trails, and the golf course with quick access to Hwy 2 and the airport—lifestyle and location await!

Built in 2005

### Essential Information

MLS® #	E4429773
Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,263
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	20 Walters Place
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S7

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 9th, 2025

Days on Market                23

Zoning                              Zone 81

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