

## \$500,000 - 13 Willis Crescent, Leduc

MLS® #E4458439

**\$500,000**

4 Bedroom, 2.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Welcome to this stunning home in the desirable, family-friendly community of Windrose! Situated on a corner lot in a quiet cul-de-sac, this 4-bedroom, 2.5-bath home offers over 2,000 sq. ft. of beautifully maintained living space. Enjoy a bright two-storey entrance, a renovated kitchen with quartz countertops, and brand-new luxury vinyl plank flooring. The fully fenced yard features a dog run, play structure and plenty of room to relax. The basement includes a finished bedroom, family room, ample storage and opportunity for further development with the roughed-in bathroom! (Seller can complete the basement flooring with luxury vinyl plank flooring to match the main floor!) You'll also love the 50-year shingles (2019) for peace of mind, main floor laundry and a double attached and insulated garage. Ideally located near scenic walking trails and excellent schools, this home is move-in ready and perfect for families seeking style, comfort, and convenience.

Built in 2003

### Essential Information

MLS® # E4458439

Price \$500,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,559                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 Willis Crescent |
| Area        | Leduc              |
| Subdivision | Windrose           |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 8E6            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Partially Finished                                                                                                                                               |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 27                   |
| Zoning         | Zone 81              |

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Listing information last updated on October 15th, 2025 at 7:47pm MDT