

Courtesy Of Nathan Wade Of Exp Realty

## \$584,900 - 44 Walters Place, Leduc

MLS® #E4460977

**\$584,900**

4 Bedroom, 3.50 Bathroom, 1,959 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Welcome to Windrose in family oriented Leduc! Widely regarded as Leduc's Premier Community. Windrose offers architecturally controlled streetscapes that link to the community's professionally planned parks, community lake & multi-way path system. This gem is tucked away on a quiet street. Over 1900 Sq. Ft. PLUS a FULLY DEVELOPED BASEMENT. Built by Jacob's Construction. FEATURES INCLUDE: 4 Bedrooms, 4 Bathrooms. Spacious Bonus Room & Oversized Garage. UPGRADES & EXTRAS: 9 Ft Ceilings, Rich Hardwood Flooring, Contemporary Tile, Fireplace w/ Mantle/ Nook. Abundance of Quality Kitchen Cabinetry, Corner Pantry, Large Kitchen Island. Master Bedroom Features a Walk-in Closet & Ensuite Bath w/ a Jetted Tub. Additional Features: Front & Rear Maintenance Free Decks, Professionally Landscaped & Fenced. No Neighbors Behind Property. Ownership Includes: Leading Brand Name Stainless Appliances, Front Load Washer/ Dryer, Built-in Vacuum System, Custom Window Coverings and a NEW AC UNIT installed 2024

Built in 2007

### Essential Information

MLS® # E4460977

Price \$584,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,959                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 44 Walters Place |
| Area        | Leduc            |
| Subdivision | Windrose         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0G2          |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Ceiling 10 ft., 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 81           |

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Listing information last updated on October 28th, 2025 at 2:03pm MDT