

## \$539,900 - 13 Willis Crescent, Leduc

MLS® #E4457412

**\$539,900**

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. (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® #    | E4457412  |
| Price     | \$539,900 |
| 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 12th, 2025

Days on Market                3

Zoning                            Zone 81

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Listing information last updated on September 15th, 2025 at 6:47pm MDT