

## \$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 35  
Zoning Zone 81

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