

## \$750,000 - 6 Wade Avenue, Leduc

MLS® #E4453319

**\$750,000**

4 Bedroom, 4.50 Bathroom, 2,541 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Former Show Home in prestigious Windrose offering over 3,500 sq. ft. of finished living space with 4 bedrooms (easily 5) and 5 bathrooms. The oversized heated garage with epoxy floors and in-floor heating sets the tone for the quality inside. Elegant details like engineered hardwood, slate tile, crown molding and wainscoting create timeless charm. The vaulted bonus room with bay window seating and fireplace is perfect for cozy evenings. A chef's kitchen with two-tone cabinetry, granite counters, island seating, stainless appliances and a walk-through pantry makes cooking and entertaining a joy. The primary suite is a true retreat with his and hers ensuites—one with steam shower, the other with jetted tub and dressing vanity. Upstairs laundry adds convenience, while custom built-ins maximize storage. The finished basement offers a 4th bedroom, rec space, bathroom and option for a 5th bedroom. With A/C, dual furnaces, multiple fireplaces, and a south-facing yard with covered deck. Comfort and Style!

Built in 2012

### Essential Information

MLS® # E4453319

Price \$750,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,541                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 6 Wade Avenue |
| Area        | Leduc         |
| Subdivision | Windrose      |
| City        | Leduc         |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T9E 0N8       |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                     |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized                                 |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                    |
| Stories           | 3                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                    |
| Exterior Features | Fenced, Flat Site, Level Land, No Back Lane, Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 61                |
| Zoning         | Zone 81           |

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Listing information last updated on October 15th, 2025 at 12:32am MDT