

## \$775,000 - 12 Wilkinson Place, Leduc

MLS® #E4432389

**\$775,000**

3 Bedroom, 3.50 Bathroom, 2,553 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

Immaculate Stoneridge-built home in the sought-after community of Windrose, backing onto park space. This immaculate property offers over 3,500 sqft of living space w/numerous upgrades & features including newer A/C, shingles, HWT, eaves, R-50 insulation, & a 29x27 HEATED GARAGE w/5x8 overhead toy door. The main floor features a grand foyer, formal dining room/den w/French doors, & a chef's kitchen w/granite WATERFALL island, walk-thru pantry, designer lighting, & ample cabinetry. The living room is bright and inviting w/a gas fireplace. Upstairs offers a spacious bonus room w/fireplace, laundry room, two bedrooms, and a luxurious primary suite with reading nook featuring an elegant 5-pc spa ensuite, & walk-in closet. The professionally finished basement includes a large rec room, cozy sitting area w/fireplace, wet bar, 4-pc bath, & a flex room w/potential for a 4th bedroom. You'll be the envy of your friends when they see the composite covered deck w/privacy louvers, & gas BBQ hookup. Come fall in love.

Built in 2004

### Essential Information

MLS® # E4432389

Price \$775,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,553
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12 Wilkinson Place
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9G 8N1

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Heated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Lot Description	18.5x35.1x13.8x34.8
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Leduc Estates
Middle	Leduc Junior High
High	Leduc Composite

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	45
Zoning	Zone 81

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