

## \$525,000 - 42 Walters Place, Leduc

MLS® #E4438980

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,357 sqft

Single Family on 0.00 Acres

Windrose, Leduc, AB

First time on MLS! Located on a gorgeous street in the coveted community of Windrose, this 4 bed, 3 bath bungalow offers fantastic curb appeal and room for the whole family. Built in 2007/2008 it features solid hardwood floors, solid wood cabinets, new carpet, and fresh paint upstairs. The versatile main floor layout includes 2 bedrooms and an additional den with window, perfect as a home office. You will love the open-concept kitchen, dining & living room with a corner gas fireplace. Basement offers a great rec/theatre space and 2 bedroom rooms + full bathroom. Additional highlights include a double attached garage (20'3x23'8"), central A/C, main floor laundry, a full ensuite off the primary bedroom. Enjoy the welcoming front porch and west-facing backyard for that evening sun. Don't pass up the opportunity to make this house your home!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438980  |
| Price          | \$525,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,357     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2007                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 42 Walters Place |
| Area        | Leduc            |
| Subdivision | Windrose         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0G2          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch |
| Parking   | Double Garage Attached             |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 1                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Partially Finished                                                                                       |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                         |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Schools |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Stone, Vinyl                         |
| Foundation        | Concrete Perimeter                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 23             |
| Zoning         | Zone 81        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 20th, 2025 at 4:47am MDT