

Courtesy Of Jacqueline Fraser Of Grassroots Realty Group

## \$499,000 - 42 Walters Place, Leduc

MLS® #E4445653

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,357 sqft  
Single Family on 0.00 Acres

Windrose, Leduc, AB

Solid value in Windrose! This fully finished bungalow offers 4 bedrooms, 3 bathrooms, and a west-facing backyard on a semi-pie lot available for immediate possession! Fresh paint & ready for your personal touch. The main floor offers tiled entry and bathrooms, solid hardwood in the spacious kitchen, dining, and living rooms, plus new carpet in the two upstairs bedrooms. The primary suite features a full ensuite with glass-door shower, separate tiled tub, and walk-in closet. Enjoy the large kitchen with new refrigerator, solid wood cabinets and large peninsula with bar seating open to the dining and living room. Main floor laundry connects to a double attached garage (20'3"x23'8"). The basement offers a rec/theatre room (projector included!), 2 more bedrooms, and a full bathroom. Central A/C included. Solid value with access to top schools and recreation don't miss your chance to make it yours!

Built in 2007

### Essential Information

MLS® #	E4445653
Price	\$499,000
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	Off Street Parking, Air Conditioner, 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, Finished

### **Exterior**

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

### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 49

Zoning Zone 81

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