

## \$550,000 - 112 41 Woods Crescent, Leduc

MLS® #E4434300

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,537 sqft

Condo / Townhouse on 0.00 Acres

Windrose, Leduc, AB

Rare opportunity in Woodland Greensâ€”a gated adult (18+) community in desirable Windrose, backing the Leduc Golf & Country Club! Spacious bungalow condo that offers maintenance-free living & features a bright, open-concept main floor with hardwood floors, granite countertops, corner pantry, gas fireplace, & dining area that looks out onto a concrete patio overlooking the golf course. The main level has 2 generously sized bedrooms, including a large primary suite with a 4-piece ensuite & ample closet space. The second bedroom is ideal for guests or can easily function as a home office. A second full bathroom & convenient main-floor laundry/mudroom complete the upper level. The fully finished basement adds more space w/ a huge rec room featuring a wet bar, a 3rd bedroom, 3-piece bathroom, workshop, craft room, plenty of storage & in floor heating. Well-managed complex in an unbeatable location with lawn & snow care included. Close to walking paths, shopping, & much more. A rare find!

Built in 2004

### Essential Information

MLS® # E4434300

Price \$550,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,537
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	112 41 Woods Crescent
Area	Leduc
Subdivision	Windrose
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8K7

### **Amenities**

Amenities	Air Conditioner, Patio, Wet Bar
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Flat Site, Gated Community, Golf Nearby, Landscaped, No Through Road, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	14
Zoning	Zone 81
Condo Fee	\$218

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