

## \$1,164,000 - 103 William Bell Drive, Leduc

MLS® #E4441325

**\$1,164,000**

7 Bedroom, 5.00 Bathroom, 3,567 sqft

Single Family on 0.00 Acres

Lakeside Estates (Leduc), Leduc, AB

A ONE OF A KIND PROPERTY ! Situated on Westpoint Lake this home has a walkout basement that is totally developed. This is a custom built home with so many features its a gotta see to appreciate. The home has 7 bedrooms and 5 baths. Huge front foyer with a very impressive curved open staircase. Living room , formal dining room, a chefs kitchen with 2 built in ovens, double fridges with freezers, induction countertop stove, compacter, granite counters and backsplash. A large dinette and family room. Access to deck with gas hook up. Main floor bedroom or den and a 3 piece bath as well as a separate laundry. Upstairs features 4 bedrooms and 3 bathrooms. The garage is over sized at 25 X25. Located in a family friendly cul-de-sac. And the property is in mint condition. Upgrades throughout.

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4441325    |
| Price          | \$1,164,000 |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 3,567       |
| Acres          | 0.00        |
| Year Built     | 1997        |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 103 William Bell Drive   |
| Area        | Leduc                    |
| Subdivision | Lakeside Estates (Leduc) |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 6P8                  |

### Amenities

|               |  |
|---------------|--|
| Amenities     | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, Walkout Basement, Natural Gas BBQ Hookup |
| Parking       | Double Garage Attached, Over Sized   |
| Is Waterfront | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Vacuum System Attachments, Washer, Oven Built-In-Two, Stove-Induction, Garage Heater |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | See Remarks   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Lake Access Property, Landscaped, Waterfront Property |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed June 6th, 2025

Days on Market 72

Zoning Zone 81

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Listing information last updated on August 17th, 2025 at 10:47am MDT