

## \$439,900 - 207 Wattle Road, Leduc

MLS® #E4461050

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Introducing the Mason-S home in the vibrant Woodbend community, offering 1460sf of thoughtfully designed space. Stunning residence features 3 bdrms & 2.5 baths, showcasing a perfect blend of modern living & luxury. Main floor highlights 9' CEILINGS, creating an airy atmosphere. Stylish open-concept kitchen flows seamlessly into a BRIGHT LIVING AREA, making it ideal for both everyday living & entertaining friends/family. Upstairs, retreat to the spacious primary bdrm with large WALK-IN CLOSET & indulgent 5-piece ensuite includes a DUAL SINK vanity. Two additional bdrms & full bath ensure functionality. Upper-level features efficient laundry closet for ultimate utility. Built green, this San Rufo home boasts energy-efficient systems, HRV, & TRIPLE-GLAZE WINDOWS for optimal comfort & sustainability. The LUXURY VINYL PLANK flooring enhances both style/durability. Located close to amenities like the Leduc Common, Outlet Mall, Woodbend Marketplace, walking trails, natural creek & International Airport.

Built in 2025

### Essential Information

MLS® # E4461050

Price \$439,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,507                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 207 Wattle Road |
| Area        | Leduc           |
| Subdivision | Woodbend        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1L3         |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, HRV System |
| Parking Spaces | 2                                                                                                |
| Parking        | Parking Pad Cement/Paved                                                                         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Composition, Vinyl      |
| Exterior Features | Park/Reserve, Shopping Nearby |
| Roof              | Asphalt Shingles              |

|              |                          |
|--------------|--------------------------|
| Construction | Wood, Composition, Vinyl |
| Foundation   | Concrete Perimeter       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 81           |

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Listing information last updated on October 9th, 2025 at 10:47pm MDT