

# \$418,950 - 310 Hawthorn Way, Leduc

MLS® #E4448886

## \$418,950

3 Bedroom, 2.50 Bathroom, 1,383 sqft  
Single Family on 0.00 Acres

Woodbend, Leduc, AB

New built townhome by reputable builder. No Condo Fees! Open concept, 9â€™™ ceilings, with oversized windows that provide plenty of natural light. Contemporary finishes include soft-close cabinetry with 41â€™• uppers, quartz countertops, and luxury vinyl plank flooring. MDF Bench with hooks at the front entrance. Laundry room conveniently located on the second level. Rear detached double garage with a concrete driveway provides parking for 4 vehicles. Includes smart home technology system (Smart Home Hub), Ecobee thermostat, video doorbell & Weiser Wi-Fi Smart keyless lock with touch screen. Upgraded Panel, Box, & Breaker to 200 Amp Service.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448886  |
| Price          | \$418,950 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,383     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 310 Hawthorn Way |
| Area        | Leduc            |
| Subdivision | Woodbend         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0B1          |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Detached                                      |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                         |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 81         |

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Listing information last updated on August 24th, 2025 at 5:02am MDT