

\$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	6
Zoning	Zone 81

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