

Courtesy Of Joe D Esposito Of Century 21 Masters

## \$437,900 - 203 Wattle Road, Leduc

MLS® #E4461153

**\$437,900**

3 Bedroom, 2.50 Bathroom, 1,502 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Presenting the Hudson Plan, West-Backing quick-possession detached home in Woodbend, offering 9' main ceilings contemporary layout with 1500sf designed for modern family living. This stunning residence features 3 spacious bedrooms, 2.5 bathrooms, & the convenience of upstairs laundry, making daily routines effortless. The open-concept main floor flows seamlessly from a well-equipped kitchen to a bright, welcoming living area—perfect for hosting gatherings & everyday meals. The primary bdrm upstairs is well-sized, with walkin closet, 5pc ensuite, accompanied by two additional bdrms & thoughtfully designed full bathroom. Built with eco-friendly materials, energy-efficient systems, & high-performance insulation with comfort & sustainability, featuring triple-glaze windows & HRV technology for enhanced living quality. With appealing curb appeal, low-maintenance landscaping, & proximity to essential amenities like Leduc Common, Premium Outlet Mall, Woodbend Marketplace, & Airport! Builder wants it sold!

Built in 2025

### Essential Information

MLS® # E4461153

Price \$437,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,502                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 203 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       |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | West Haven         |
| Middle     | West Haven, Ohpaho |
| High       | Leduc Comp         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 81           |

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Listing information last updated on October 29th, 2025 at 10:47pm MDT