

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	12
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 9:17pm MDT