

Courtesy Of David Lofthaug Of Bode

## \$459,900 - 203 Wattle Road, Leduc

MLS® #E4450067

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,512 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Discover the Hudson-S quick-possession home in Woodbend: a contemporary 1,452sqft corner townhome. Featuring 3 bedrooms, 2.5 bathrooms, and upstairs laundry, this home is designed for modern family living. The open-concept main floor flows effortlessly from the kitchen—ideal for everyday meals and entertaining—into a bright and welcoming living space. Upstairs, the primary bedroom is complemented by two additional bedrooms and a well-appointed full bathroom. Built-green with energy-efficient systems, high-performance insulation, and sustainable materials, this San Rufo home strikes the perfect balance between comfort and eco-friendliness. Outside, enjoy contemporary curb appeal and easy-to-maintain landscaping. Photos are representative.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450067  |
| Price          | \$459,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,512     |
| 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      | See Remarks              |
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

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

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stone, Vinyl            |
| Exterior Features | Park/Reserve, Shopping Nearby |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Stone, Vinyl            |
| Foundation        | Concrete Perimeter            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 64              |
| Zoning         | Zone 81         |

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Listing information last updated on September 30th, 2025 at 8:17pm MDT