

Courtesy Of Joe D Esposito Of Century 21 Masters

\$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	13
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 2:47pm MDT