

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	20
Zoning	Zone 81

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Listing information last updated on October 27th, 2025 at 5:32am MDT