

# \$457,900 - 207 Wattle Road, Leduc

MLS® #E4446519

## \$457,900

3 Bedroom, 2.50 Bathroom, 1,317 sqft  
Single Family on 0.00 Acres

Woodbend, Leduc, AB

Discover the Mason-S quick-possession home in Woodbend: a thoughtfully designed 1,520 sqft residence with 3 bedrooms and 2.5 bathrooms. The open-concept main floor features a stylish kitchen that flows into the bright living area—perfect for everyday living and entertaining. Upstairs, enjoy a spacious primary bedroom alongside two additional bedrooms, a full bathroom. Built-green with energy-efficient systems and high-performance insulation, this San Rufo home combines modern comfort with sustainability. Quick possession is available. Move into a quality-crafted home in the welcoming Woodbend community. Photos are representative.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446519  |
| Price          | \$457,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,317     |
| 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      | See Remarks              |
| Parking Spaces | 1                        |
| 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          | Partial, Unfinished       |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 39             |
| Zoning         | Zone 81        |

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Listing information last updated on August 16th, 2025 at 11:47am MDT