

# \$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 kitchenâ€”ideal for everyday meals and entertainingâ€”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	2
Zoning	Zone 81

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