

# \$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 areaâ€”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	10
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 July 18th, 2025 at 3:17am MDT