

\$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	25
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 August 2nd, 2025 at 8:17pm MDT