

# \$599,900 - 282 Lodge Pole Place, Leduc

MLS® #E4452406

**\$599,900**

4 Bedroom, 2.50 Bathroom, 1,936 sqft  
Single Family on 0.00 Acres

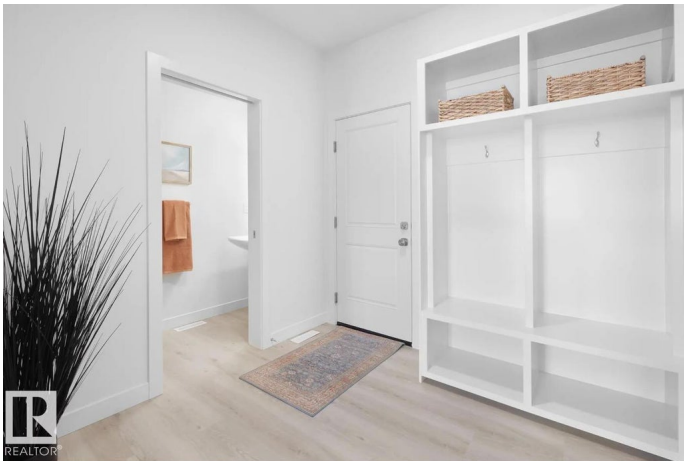
Woodbend, Leduc, AB

The Aera model offers over 1,860 sq ft with 3 bedrooms, 2.5 bathrooms, and a versatile bonus room, creating the perfect balance of comfort and function. With a side entrance, this home offers future development potential and layout flexibility. The open-concept main floor enhances flow between living, dining, and kitchen spaces, ideal for both everyday life and entertaining. Located in the welcoming Woodbend community, with access to green spaces, trails, and local amenities. Photos are representative.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452406               |
| Price          | \$599,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,936                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 282 Lodge Pole Place |
| Area        | Leduc                |
| Subdivision | Woodbend             |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5Y 4M2              |

## Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                   |
| Exterior Features | Level Land, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 73                |
| Zoning         | Zone 81           |

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