

# \$594,900 - 280 Lodge Pole Place, Leduc

MLS® #E4453492

## \$594,900

4 Bedroom, 3.00 Bathroom, 2,207 sqft  
Single Family on 0.00 Acres

Woodbend, Leduc, AB

The Victor model offers 2,206 sq ft with 4 bedrooms, 2.5 bathrooms, and a central bonus room, blending space and functionality for today’s families. Built on a 9-foot foundation with a side entrance, this home provides flexibility for potential future development options. The main floor features a spacious, open-concept layout designed for easy living and entertaining. Situated in the family-friendly Woodbend community, with access to local amenities, green spaces, and walking paths. Photos are representative.

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453492               |
| Price          | \$594,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,207                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information



|             |                      |
|-------------|----------------------|
| Address     | 280 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, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                      |
| Foundation        | Concrete Perimeter                                                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 81           |

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Listing information last updated on September 7th, 2025 at 5:02am MDT