

# \$398,895 - 310 Hawthorn Way, Leduc

MLS® #E4448886

## \$398,895

3 Bedroom, 2.50 Bathroom, 1,383 sqft  
Single Family on 0.00 Acres

Woodbend, Leduc, AB

New built townhome by reputable builder. No Condo Fees! Open concept, 9'™ ceilings, with oversized windows that provide plenty of natural light. Contemporary finishes include soft-close cabinetry with 41"• uppers, quartz countertops, and luxury vinyl plank flooring. MDF Bench with hooks at the front entrance. Laundry room conveniently located on the second level. Rear detached double garage with a concrete driveway provides parking for 4 vehicles. Includes smart home technology system (Smart Home Hub), Ecobee thermostat, video doorbell & Weiser Wi-Fi Smart keyless lock with touch screen. Upgraded Panel, Box, & Breaker to 200 Amp Service.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448886  |
| Price          | \$398,895 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,383     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 310 Hawthorn Way |
| Area        | Leduc            |
| Subdivision | Woodbend         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0B1          |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Detached                                      |

### Interior

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

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                         |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 123             |
| Zoning         | Zone 81         |

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Listing information last updated on November 21st, 2025 at 2:17am MST