

New in town: Leduc's Woodbend grand opening draws a crowd

Spanning 160 acres on the city's western edge, the multi-phase Woodbend project will contain more than 500 homes and house approximately 2,000 people once it is fully built out.

LAURA SEVERS Updated: October 6, 2018



Builders and developers were all smiles at the Woodbend grand opening event in Leduc on Saturday, Sept. 29. SUPPLIED

Based on the crowd size alone, Woodbend (<https://www.woodbendleduc.com/>), one of Leduc's newest residential developments, is attracting strong interest.

Neither a cold wind nor a scattering of snowflakes deterred families young and old from attending the grand opening of Leduc's latest community last weekend. Spanning 160 acres on the city's western edge, the multi-phase project will contain more than 500 homes once it is fully built out.

"We were very pleased with the turnout and the great feedback we had for Woodbend," said Patrick Shaver, president of Avillia Developments, which is developing Woodbend in partnership with Carrington Land Ltd. "On a day of suspect weather, we had over 300 people come and view the show homes, partake in the activities we arranged for the day, and see what this development will be all about. There were a lot of families and young couples that came to check out Woodbend's housing options. Many commented that this neighbourhood would be wonderful for their home."

Phase One, with five show homes open and more under construction, is now selling. It includes a park and playground, and marks the launch of Woodbend's trail network, which will eventually encompass three kilometres of three-metre-wide paved asphalt walkways. Servicing for Woodbend's 160 acres started about two years ago, and construction on homes for Phase One began this past January.

Builders in Phase One are Alquinn Homes, Bedrock Homes and Coventry Homes. Alquinn is currently offering single-family homes starting in the low \$300,000 range; Bedrock has single-family homes and duplexes starting in the \$300,000 range, and Coventry also has single-family homes and duplexes for sale (with duplexes starting in the \$320,000 range and single-family starting at the low \$400,000 level). Alquinn and Bedrock will also be offering townhomes in Woodbend.



Alquinn Homes, Bedrock Homes and Coventry Homes are the three builders for Woodbend's Phase One, offering a selection of single-family and duplex homes. *LAURA SEVERS / EDMONTON JOURNAL*

Family-friendly, whimsical

Phase Two, planned for later in 2019, will see walkout homes added to the mix, overlooking one of Woodbend's two stormwater ponds. Those water features are in addition to a natural creek in the northeast corner. According to Shaver, Woodbend is a prairie modern neighbourhood designed for all ages and income levels.

"We looked at the land, we looked at the community and tried to figure out what would be best for everyone, and the conclusion was a very family-oriented, inviting, and open space neighbourhood," said Shaver, who noted that future Woodbend phases will see the addition of approximately 250 multi-family units of either apartments or condominiums. "There will be approximately 10 phases that will vary in size. When built out, we expect a population of about 2,000 people will be living here."

Once completed, Woodbend will see around 35 of its 160 acres devoted to open space. That includes the creek and the two stormwater ponds, three kilometres of walking trails, as well as a number of pocket parks to be dispersed throughout, with some equipped as playgrounds and others outfitted with outdoor exercise equipment.

Another outdoor feature, Woodbend's entry sign, is gaining a bit of a following.

The colourful sign finished in stone and wood, with an intriguing owl doubling as the 'W' in Woodbend, has become a hit, according to community officials. It also lights up at night and is said to be a must-see if you're into a hint of whimsy.



The Woodbend sign lights up at night, drawing attention at the residential development's entrance. *SUPPLIED*

Meanwhile, family-friendly accents were present at the ground opening. You could have been forgiven if you thought it was Halloween, as there was a large contingent of young kids taking advantage of elaborate face painting options, while they also sported eye-catching balloon sculptures, such as a guitar that looked like it belonged on a concert stage.

Convenient location

Avillia, which has developed a number of Edmonton-area communities — including Salisbury Village in Sherwood Park, named Best New Community at Edmonton's 2018 CHBA-ER Awards of Excellence in Housing — set its sights a while ago on the land that would eventually become Woodbend.

When Avillia made the purchase some four year ago, the land was in Leduc County. Not long after, it was annexed by the City of Leduc. But it was the foresight of expected growth nearby at Edmonton International Airport that put it on Avillia's radar screen. A ten-minute drive from the Woodbend Development, Edmonton International is developing Airport City on its grounds with an outlet shopping mall in place, a recently opened Costco, and hotels, restaurants, and a horse-racing track coming in the not-too-distant future.

For a new development, Woodbend has the advantage of being surrounded by a wide variety of amenities when it comes to shopping, dining and entertainment.

Located just north of 50 Avenue, Woodbend residents will have almost immediate access to two highways — 39, and the Queen Elizabeth II. They are minutes away from Leduc Common and its wide variety of big box stores. Additional retail, likely to include a grocer, banks, a restaurant and other neighbourhood amenities, tentatively named Woodbend Market, is anticipated in 2019 on the development's northeastern edge.

In Woodbend proper, there are plans for a new school. Just south of 50 Avenue, a recreation centre and sports fields are planned, while a fire hall is already in place, having opened in late 2015.

WOODBEND

What: A multi-phase residential project encompassing 160 acres located on Leduc's western edge, north of 50 Avenue and east of 74 Street. Once completed, the development will contain approximately 500 homes and house 2,000 people.

When: Phase One construction began in January 2018, with homes and lots currently available. Phase Two is scheduled to begin in late 2019.

Developers: Avillia Developments, in partnership with Carrington Land Ltd.

Contact: For more information, visit www.woodbendleduc.com (<https://www.woodbendleduc.com/>).

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