

\$614,999 - 170 Larch Crescent, Leduc

MLS® #E4425265

\$614,999

3 Bedroom, 2.50 Bathroom, 2,497 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Welcome Home! An amazing 2-story located on a quiet street in Leduc's west side Woodbend Community. Boasts 3 bedrooms, 3 Bathrooms, main floor den, 9 ft ceilings, double (20x22) attached garage & an open canvas un-finished basement ready to be completed for additional family members. Tastefully built & finished by Bedrock Homes. Enough living space for the whole family! The main floor features a large kitchen with island, spacious dining area, living room, patio access, large entry way, 2-piece bathroom & den. Upstairs is the primary suite, with large walk-in closet, 5-piece ensuite bathroom, laundry room, 2 other bedrooms, another 4-piece bathroom, plus a huge bonus room. Out back is a greenspace & walking path. Everything has been upgraded! High end appliances, quartz counter tops, vaulted ceilings and Smarthome Technology. The community of Woodbend offers convenient & quick access to schools, parks, transit, shopping, airport, recreation centre and the QE2 HWY. A perfect place to raise your family.

Built in 2022

Essential Information

MLS® # E4425265

Price \$614,999



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,497 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 170 Larch Crescent |
| Area | Leduc |
| Subdivision | Woodbend |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1N2 |

Amenities

| | |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Exterior Walls- 2"x6" |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

| | |
|-------------------|--|
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 39 |
| Zoning | Zone 81 |

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Listing information last updated on April 20th, 2025 at 3:17am MDT