# \$649,000 - 150 Larch Crescent, Leduc

MLS® #E4431946

#### \$649,000

4 Bedroom, 2.50 Bathroom, 2,371 sqft Single Family on 0.00 Acres

Woodbend, Leduc, AB

Welcome to this beautifully crafted 2,370 sq. ft. home in the desirable community of Woodbend, Leduc. This two-storey gem features an open-to-above great room, a stylish kitchen with built-in wall oven and microwave, plus a functional spice kitchen for all your cooking needs. A bright nook, main floor den, and a mudroom with custom shelving add to the thoughtful layout. Upstairs, enjoy a cozy bonus room, tech space, and a laundry room with open shelving. The spacious primary suite offers a luxurious ensuite and large walk-in closet, while the two additional bedrooms each include their own W.I.C. Designed for growing families and entertainers alike, this home blends smart design with elegant finishes. A backyard deck, double garage, and prime location near parks, schools, and trails complete the package. Move-in ready and full of features, this home is a must-see!

Built in 2024

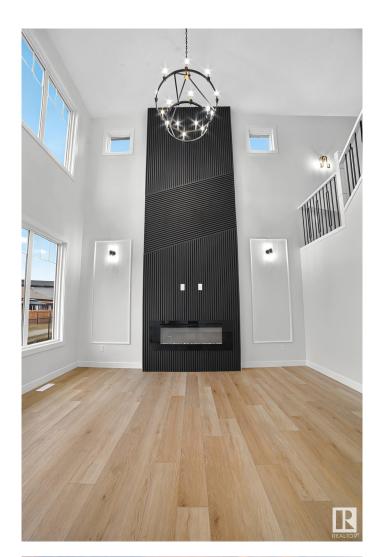
### **Essential Information**

MLS® # E4431946 Price \$649,000

Bedrooms 4

Bathrooms 2.50

Full Baths 2





Half Baths 1

Square Footage 2,371 Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 150 Larch Crescent

Area Leduc

Subdivision Woodbend

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0S5

## **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck,

Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV

System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Gas, Washer

Heating Forced Air-2, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane,

Shopping Nearby, See Rema

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 21st, 2025

Days on Market 132

Zoning Zone 81



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 31st, 2025 at 12:32pm MDT