

## **\$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	37
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 April 18th, 2025 at 1:32pm MDT