

\$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	53
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 May 3rd, 2025 at 11:47pm MDT