

## \$624,999 - 170 Larch Crescent, Leduc

MLS® #E4425265

**\$624,999**

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  | \$624,999 |



|                |                        |
|----------------|------------------------|
| 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      29

Zoning                Zone 81

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Listing information last updated on April 10th, 2025 at 4:02am MDT