

## \$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
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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       75  
Zoning                  Zone 81

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