

\$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 140
Zoning Zone 81

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