

## \$649,000 - 142 Larch Crescent, Leduc

MLS® #E4431865

**\$649,000**

3 Bedroom, 2.50 Bathroom, 2,370 sqft

Single Family on 0.00 Acres

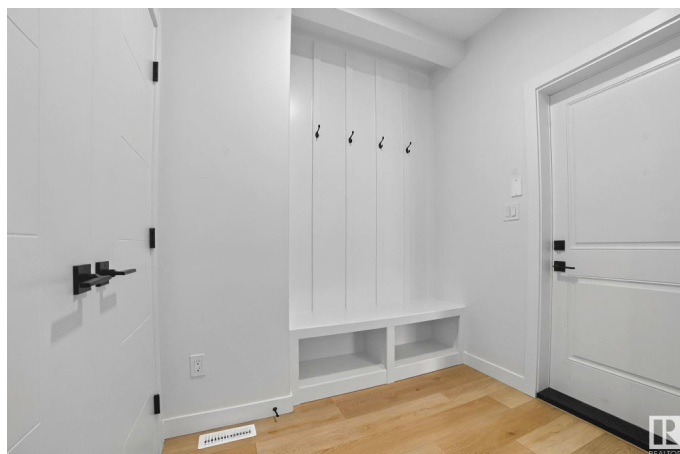
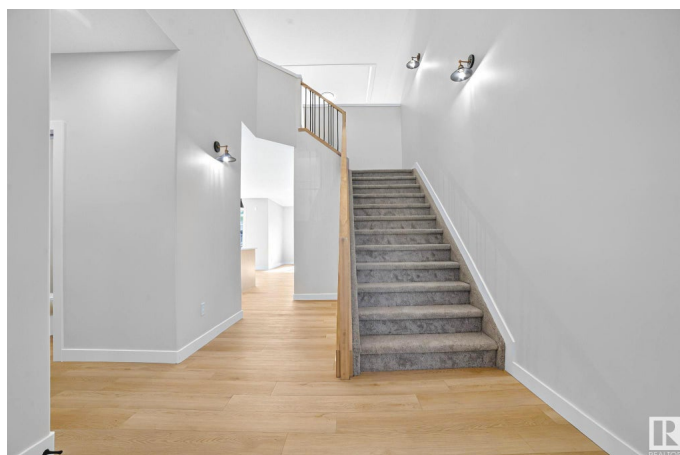
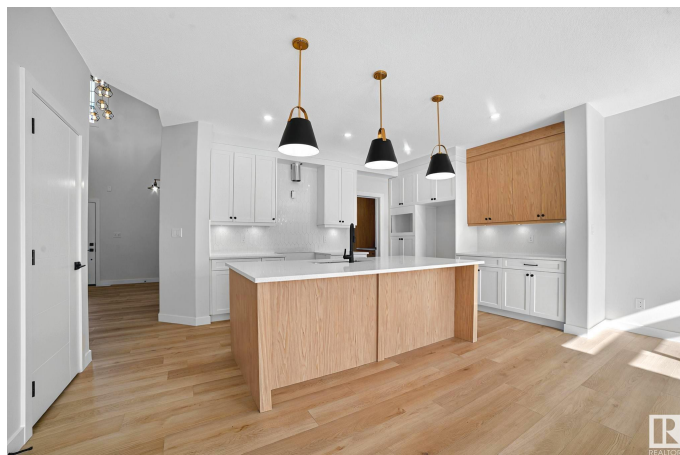
Woodbend, Leduc, AB

Step into luxury in this stunning 2370 sq. ft. home in the desirable community of Woodbend, Leduc. This 2-storey beauty offers a grand open-to-above foyer, spacious great room with large windows, and a modern chef-inspired kitchen complete with a walk-through pantry, stainless steel appliances, and a stylish nook leading to the deck—perfect for entertaining. The main floor also features a mudroom off the double garage and a convenient half-bath. Upstairs, enjoy a bright bonus room, three large bedrooms, and a luxurious primary suite with a spa-like ensuite and dual walk-in closets. Each bedroom comes with its own W.I.C., offering ample storage space. With elegant finishes, a family-friendly layout, and thoughtful design throughout, this home blends comfort, style, and functionality. Located near parks, schools, and walking trails—this is the lifestyle upgrade you've been waiting for!

Built in 2024

### Essential Information

MLS® #	E4431865
Price	\$649,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,370
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	142 Larch Crescent
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0S5

### Amenities

Amenities	Off Street Parking, 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
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-1, 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, Landscaped, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	4
Zoning	Zone 81

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Listing information last updated on April 20th, 2025 at 10:47pm MDT