

## \$579,000 - 155 Larch Crescent, Leduc

MLS® #E4419421

**\$579,000**

3 Bedroom, 2.50 Bathroom, 2,151 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Lovely custom built by Bedrock Homes 2-story located in the sought out community of Wood Bend ..This BEAUTY has 2151 sq of living space ABOVE GRADE recently built in 2022 Gorgeous exterior helps this home stand out from the rest - Open concept high ceiling main floor living gives you LOADS of space BIG living room brings in all the natural sunshine - HUGE kitchen with the perfect layout - Extra large granite kitchen island has room for the whole family - Walk Through Pantry - Straight upstairs you have a good sized Bonus Room - Beautiful Master suite w/5pc Ensuite Large walk in closet + 2 Bedrooms and 4pc bath and Laundry room - Unspoiled basement easy to finish to your liking - This home has a flawless floor plan that flows fabulous - Double car garage - Finished landscaping + backyard deck- This Home backs onto a field with no backing neighbor's - MOVE IN READY!!

Built in 2022

### Essential Information

MLS® #	E4419421
Price	\$579,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,151
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	155 Larch Crescent
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N3

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Ceiling 10 ft., Crawl Space, Detectors Smoke, Hot Water Natural Gas, Patio, Smart/Program. Thermostat, Walk-up Basement
Parking	2 Outdoor Stalls, Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Concrete, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Concrete, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 27th, 2025  
Days on Market 76  
Zoning Zone 81

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Listing information last updated on April 13th, 2025 at 12:47pm MDT