

## \$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 | 79                 |
| Zoning         | Zone 81            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 16th, 2025 at 12:18pm MDT