

## \$398,500 - 244 Larch Crescent, Leduc

MLS® #E4464992

**\$398,500**

3 Bedroom, 3.00 Bathroom, 1,466 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

NO CONDO FEES – welcome to Woodbend! Open-concept living meets modern design in this stunning 3 bdrm + 4 bath duplex. Lovely curb appeal & bright entryway welcomes you into the home. Spacious kitchen features beautiful white cabinetry w/ quartz countertops, subway tile backsplash & corner pantry. The living room space is all set for your wallmounted tv (w/recessed HDMI) or art above the electric “Fire and Ice” fireplace. The bright dining room leads out onto the large 10x12 deck & fully-fenced & landscaped backyard with fire pit & rock feature. Upstairs, you’ll find 3 spacious bdrms (complete w/ the primary suite offering full ensuite bath + walk-in closet), full bath with tub & separate shower & laundry room. The bsmt is almost completely finished – you’ll just need some mud, tape, paint & flooring to complete the space. 2pc bath in bsmt with room to add a tub & shower. Triple pane windows, storage under deck, A/C+custom blinds (open from top & bottom). Walk to Woodbend market! Close to all amenities.

Built in 2020

### Essential Information

MLS® # E4464992

Price \$398,500



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,466         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 244 Larch Crescent |
| Area        | Leduc              |
| Subdivision | Woodbend           |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 1L3            |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Deck, Fire Pit, Natural Gas BBQ Hookup        |
| Parking Spaces | 2                                             |
| Parking        | Insulated, Over Sized, Single Garage Attached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                              |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 7th, 2025 at 11:02am MST