

## \$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 |
|----------|-------------|

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       68  
Zoning                  Zone 81

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