

## \$625,000 - 141 Larch Crescent, Leduc

MLS® #E4434810

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,918 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

This warm, welcoming corner-lot home has it all—soaring ceilings, side entrance, extra windows for tons of natural light, and a massive west-facing backyard perfect for evening relaxation. The chef-inspired kitchen features upgraded appliances, a built-in wall oven and microwave, and space to cook, gather, and enjoy. Upstairs offers 3 comfortable bedrooms and 2.5 baths, including a peaceful primary suite with his and hers closets, a beautiful ensuite with a standalone soaker tub and walk in shower. The finished basement adds a 4th bedroom and full bath, ideal for guests or a home office. A double attached garage adds convenience, while thoughtful touches throughout make this home feel truly special. Lovingly maintained and move-in ready, this house is ready to become your home.

Built in 2022

### Essential Information

MLS® #	E4434810
Price	\$625,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,918



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

### Community Information

Address	141 Larch Crescent
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N3

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Level Land, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 6th, 2025

Days on Market                6

Zoning                            Zone 81

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