

\$479,900 - 269 Larch Crescent, Leduc

MLS® #E4434964

\$479,900

4 Bedroom, 3.50 Bathroom, 1,672 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

GREAT YARD! This 1616 sqft 1/2 duplex offers space & comfort w/ 3+1 bdrms, 2 dens & 3.5 baths, there's room for everyone to enjoy. Stunning kitchen features lrg quartz island, S/S appliances, & tons of cabinets â€”perfect for the family chef. A bright dining nook & cozy living room w/ electric FP open onto a 2-tiered deck overlooking your huge pie-shaped lot. Main floor also includes a den, 2pc bath, & laundry for added convenience. Upstairs you'll find a spacious primary suite / modern 3pc ensuite, plus 2 generous bdrms & full bath. The fully finished basement adds a family room, office, 4th bedroom, 3pc bath, & lots of storage. Outside enjoy summer evenings in the yard, tend to your raised garden beds, & beat the heat with central A/C. Located close to school, shopping, & easy access to HWY 2 & 39, this one checks all the boxes!

Built in 2018

Essential Information

| | |
|------------|-----------|
| MLS® # | E4434964 |
| Price | \$479,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |



| | |
|----------------|---------------|
| Square Footage | 1,672 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 269 Larch Crescent |
| Area | Leduc |
| Subdivision | Woodbend |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1L3 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed May 7th, 2025

Days on Market 6

Zoning Zone 81

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