# \$630,000 - 141 Larch Crescent, Leduc

MLS® #E4430212

#### \$630,000

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 allâ€"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® # E4430212 Price \$630,000

Bedrooms 4

Bathrooms 3.50

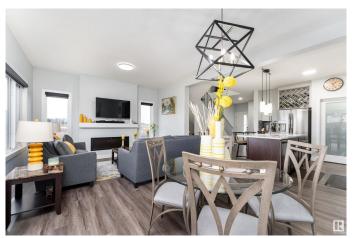
Full Baths 3

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, No Animal Home, No Smoking Home, Vinyl Windows

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In,

Refrigerator, Stove-Countertop Gas, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Corner Lot, Fenced, Flat Site, Landscaped, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 9

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 19th, 2025 at 8:32pm MDT