# \$579,000 - 142 Larch Crescent, Leduc

MLS® #E4459148

## \$579,000

3 Bedroom, 2.50 Bathroom, 2,370 sqft Single Family on 0.00 Acres

Woodbend, Leduc, AB

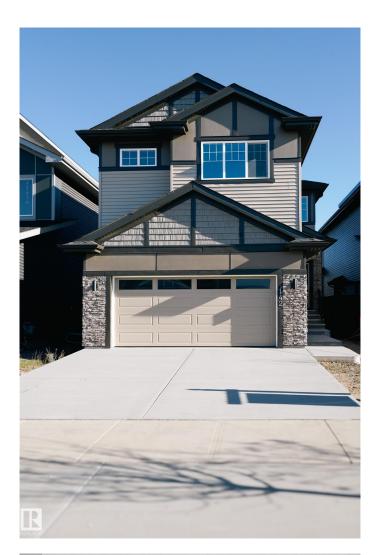
Step into luxury in this stunning 2370 sq. ft. home in the desirable community of Woodbend, Leduc. This 2-storey beauty offers a grand open-to-above foyer, spacious great room with large windows, and a modern chef-inspired kitchen complete with a walk-through pantry, stainless steel appliances, and a stylish nook leading to the deckâ€"perfect for entertaining. The main floor also features a mudroom off the double garage and a convenient half-bath. Upstairs, enjoy a bright bonus room, three large bedrooms, and a luxurious primary suite with a spa-like ensuite and dual walk-in closets. Each bedroom comes with its own W.I.C., offering ample storage space. With elegant finishes, a family-friendly layout, and thoughtful design throughout, this home blends comfort, style, and functionality. Located near parks, schools, and walking trailsâ€"this is the lifestyle upgrade you've been waiting for!

Built in 2024

## **Essential Information**

MLS® # E4459148 Price \$579,000

Bedrooms 3
Bathrooms 2.50
Full Baths 2





Half Baths 1

Square Footage 2,370 Acres 0.00 Year Built 2024

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Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 142 Larch Crescent

Area Leduc

Subdivision Woodbend

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0S5

## **Amenities**

Amenities Off Street Parking, 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, See Remarks, 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-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Back Lane,

See Remarks, Partially Fence

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary West Haven Public School

Middle Ohpaho Secondary School

High Ohpaho Secondary School

# **Additional Information**

Date Listed September 23rd, 2025

Days on Market 42

Zoning Zone 81

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