

# \$649,000 - 142 Larch Crescent, Leduc

MLS® #E4431865

**\$649,000**

3 Bedroom, 2.50 Bathroom, 2,370 sqft

Single Family on 0.00 Acres

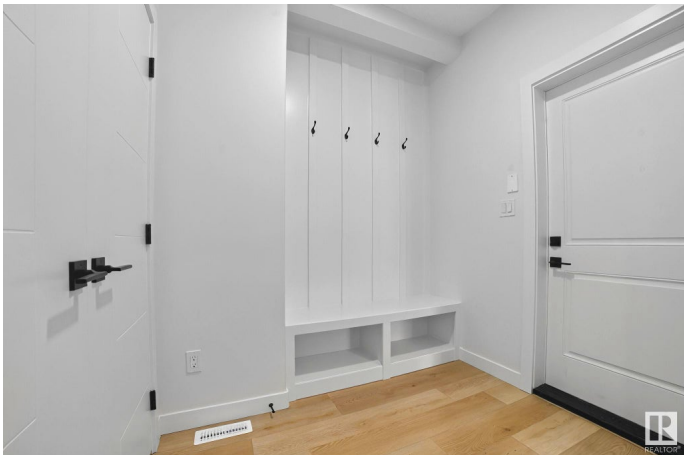
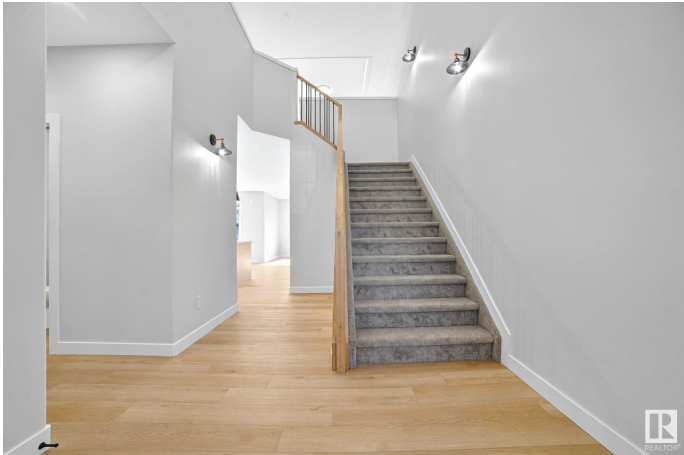
Woodbend, Leduc, AB

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 deck—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 trails—this is the lifestyle upgrade you've been waiting for!

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431865  |
| Price      | \$649,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,370                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| 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, HRV System, Natural Gas BBQ 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, Vinyl |
|----------|-------------|

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Back Lane, Landscaped, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| 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 30th, 2025 at 8:32pm MDT