

\$549,900 - 183 Larch Crescent, Leduc

MLS® #E4435099

\$549,900

3 Bedroom, 2.50 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

NEW LISTING! Woodbend has a stunning new home on the market. With an OPEN TO BELOW layout, this 2023-built home will impress. Enjoy moving into a house that feels brand new, without all the extra costs of a dirt lot. The home features a 9' ceiling on the main floor and basement. There is a SIDE ENTRANCE to the basement. The show kitchen features upgraded appliances, black hardware, and lighting accents. The living room is grand with a 17' ceiling, spindle railing, and a fireplace wall. Upstairs has a bright bonus room and spacious bedrooms. The primary bedroom has a pretty view, a gorgeous en suite, and a walk-in closet. The 2nd-floor laundry room and main bathroom upstairs are beautiful spaces. The west-facing backyard catches tons of sun. Enjoy the new deck, green grass, and privacy. All remaining warranty will be transferred to the new buyer!

Built in 2023

Essential Information

| | |
|------------|-----------|
| MLS® # | E4435099 |
| Price | \$549,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 1,733 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 183 Larch Crescent |
| Area | Leduc |
| Subdivision | Woodbend |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1N2 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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, Fenced, Landscaped, Private Setting, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Slab

Additional Information

Date Listed May 8th, 2025

Days on Market 1

Zoning Zone 81

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Listing information last updated on May 9th, 2025 at 5:02pm MDT