\$404,994 - 244 Larch Crescent, Leduc

MLS® #E4450220

\$404.994

3 Bedroom, 3.00 Bathroom, 1,406 sqft Single Family on 0.00 Acres

Woodbend, Leduc, AB

FANTASTIC DESIGN & AFFORDABLE! Welcome to 244 Larch Crescent... Gorgeous open concept design... main flr luxury vinyl plank flooring, Kitchen is dressed in white cabinets ceiling height, Hanstone grey quartz countertops w/undermount sinks, subway tile backsplash and corner pantry! Living rm is bright w/natural lite, equiped w/recessed HDMI above the "Fire and Ice" fireplace. Dining looks out to the deck and yard. Upper level Master Bedrm w/4pc ensuite & walkin clst, two additionl Bedrms, 4pc main bath, convenient Laundry rm. Basement is partially developed with Family rm, rec rm and bath. Single att garage insul. Landscaped w/deck & fenced. Energy efficient feat incl triple pane low E Argon filled windows, heat recovery HRV, 96% eff two-stage furnace & central AC. Convenient short walk to Woodbend Market, near Leduc Common and 'new' High School. Leduc is a wonderful City with ample ammenities and just minutes to Edm Int Airport-YEG and Edmonton. AFFORDABLE... NO COND FEES! YOU WILL LOVE THIS ONE!!

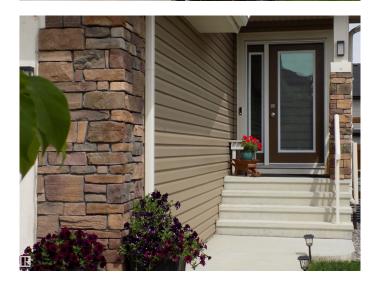


Essential Information

MLS® # E4450220 Price \$404,994







Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 2

Square Footage 1,406

Acres 0.00

Year Built 2020

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

Community Information

Address 244 Larch Crescent

Area Leduc

Subdivision Woodbend

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1L3

Amenities

Amenities Air Conditioner, Deck

Parking Spaces 2

Parking Front Drive Access, Insulated, Single Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground

Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 28th, 2025

Days on Market 93

Zoning Zone 81

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Listing information last updated on October 29th, 2025 at 10:02am MDT