

\$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 4

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 May 12th, 2025 at 10:17am MDT