

\$479,900 - 269 Larch Crescent, Leduc

MLS® #E4434964

\$479,900

4 Bedroom, 3.50 Bathroom, 1,672 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

GREAT YARD! This 1616 sqft 1/2 duplex offers space & comfort w/ 3+1 bdrms, 2 dens & 3.5 baths, there's room for everyone to enjoy. Stunning kitchen features lrg quartz island, S/S appliances, & tons of cabinets â€”perfect for the family chef. A bright dining nook & cozy living room w/ electric FP open onto a 2-tiered deck overlooking your huge pie-shaped lot. Main floor also includes a den, 2pc bath, & laundry for added convenience. Upstairs you'll find a spacious primary suite / modern 3pc ensuite, plus 2 generous bdrms & full bath. The fully finished basement adds a family room, office, 4th bedroom, 3pc bath, & lots of storage. Outside enjoy summer evenings in the yard, tend to your raised garden beds, & beat the heat with central A/C. Located close to school, shopping, & easy access to HWY 2 & 39, this one checks all the boxes!

Built in 2018

Essential Information

MLS® #	E4434964
Price	\$479,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,672
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	269 Larch Crescent
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L3

Amenities

Amenities	Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 7th, 2025

Days on Market 4

Zoning Zone 81

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