

## \$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                5

Zoning                            Zone 81

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