

# \$649,000 - 148 Larch Crescent, Leduc

MLS® #E4416709

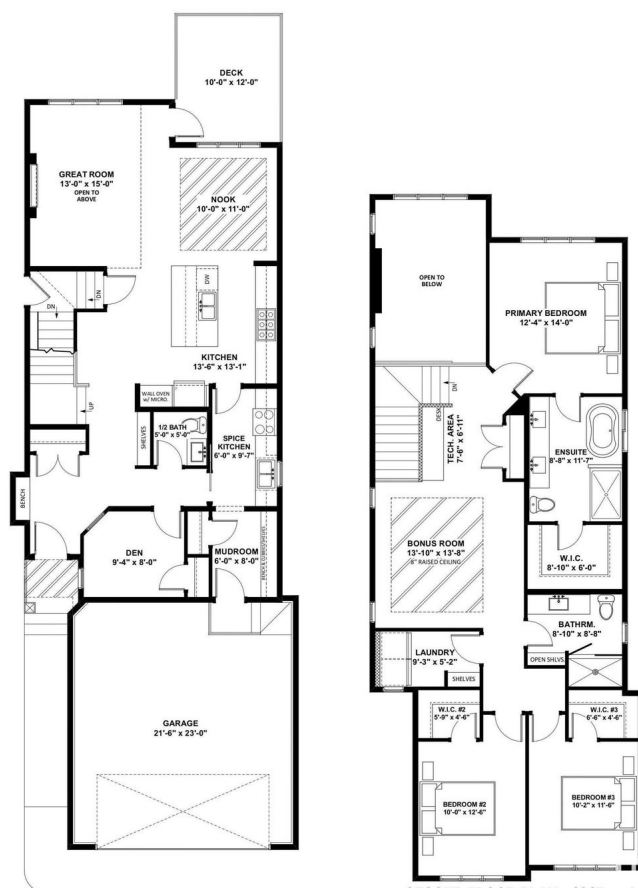
**\$649,000**

4 Bedroom, 2.50 Bathroom, 2,282 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Welcome to your dream home in the Woodbend neighborhood of Leduc! This stunning residence offers a perfect blend of modern design & comfortable living. Step inside to discover a bright & inviting great room with an open-to-above ideal for family gatherings. The gourmet kitchen features a wall oven & microwave, along with a cozy nook for casual dining. A unique addition is the SPICE KITCHEN, perfect for preparing aromatic dishes. The main floor includes a versatile den and a convenient half bath. Upstairs, you'll find a spacious primary bedroom retreat with an ensuite bathroom and walk-in closet. 2 additional bedrooms, each with walk-in closets, are perfect for family or guests. A bonus room and tech area offer extra space for entertainment and work. Enjoy your private deck, and a spacious garage for ample storage. Additional features include a mudroom with bench and cubbies, and a second-floor laundry room. Currently under construction, personalize your space by selecting interior finishes.



Built in 2024

## Essential Information

MLS® # E4416709

Price \$649,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,282
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	148 Larch Crescent
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N3

### Amenities

Amenities	Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes

Basement Full, Unfinished

**Exterior**

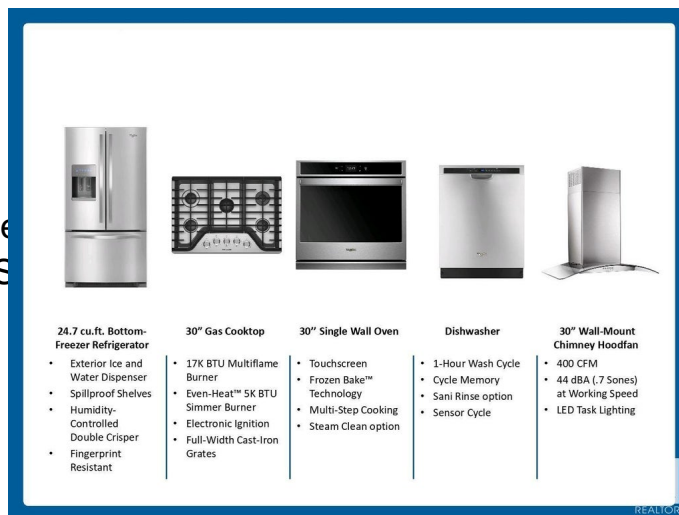
Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Schools, Shopping Nearby, S

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter



**Additional Information**

Date Listed December 29th, 2024

Days on Market 97

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 April 5th, 2025 at 7:17pm MDT