

## **\$409,500 - 244 Larch Crescent, Leduc**

MLS® #E4450220

**\$409,500**

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, equipped 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 Home with no Condo Fees. **YOU WILL LOVE THIS ONE!!**

Built in 2020

### **Essential Information**

MLS® # E4450220

Price \$409,500



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
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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	51
Zoning	Zone 81

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Listing information last updated on September 17th, 2025 at 2:47am MDT