

## \$510,000 - 267 Larch Crescent, Leduc

MLS® #E4440600

**\$510,000**

4 Bedroom, 3.50 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Welcome to this charming 2 storey half duplex situated on an inner corner lot in the sought after Woodbend community. A grand entry with soaring ceilings and an elegant staircase creates a stunning first impression, leading into a bright open concept main floor. The kitchen is finished with quartz countertops, stainless steel appliances, and flows seamlessly into the living area. Nearby, find a versatile main floor den or office, half bathroom, laundry, and access to the double attached garage. Upstairs features a spacious bonus room and three good sized bedrooms, including a generous primary suite with walk in closet and 3 piece ensuite. The fully permitted basement includes a beautifully finished wet bar with island and cabinetry, a full bedroom, and full bathroom—ideal for extended family, guests, or entertaining. Outside, enjoy a massive yard currently open and shared with welcoming neighbors, with potential to add fencing for future privacy.

Built in 2018

### Essential Information

MLS® #	E4440600
Price	\$510,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,813
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	267 Larch Crescent
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L3

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Corner Lot, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 81

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