

## **\$404,994 - 244 Larch Crescent, Leduc**

MLS® #E4450220

**\$404,994**

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... NO COND FEES! YOU WILL LOVE THIS ONE!!

Built in 2020

### **Essential Information**

MLS® # E4450220

Price \$404,994



|                |               |
|----------------|---------------|
| 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 |
|----------|--------------------|

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| 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 | 88              |
| Zoning         | Zone 81         |

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Listing information last updated on October 24th, 2025 at 11:47am MDT