

\$398,500 - 244 Larch Crescent, Leduc

MLS® #E4464992

\$398,500

3 Bedroom, 3.00 Bathroom, 1,466 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

NO CONDO FEES – welcome to Woodbend! Open-concept living meets modern design in this stunning 3 bdrm + 4 bath duplex. Lovely curb appeal & bright entryway welcomes you into the home. Spacious kitchen features beautiful white cabinetry w/ quartz countertops, subway tile backsplash & corner pantry. The living room space is all set for your wallmounted tv (w/recessed HDMI) or art above the electric “Fire and Ice” fireplace. The bright dining room leads out onto the large 10x12 deck & fully-fenced & landscaped backyard with fire pit & rock feature. Upstairs, you’ll find 3 spacious bdrms (complete w/ the primary suite offering full ensuite bath + walk-in closet), full bath with tub & separate shower & laundry room. The bsmt is almost completely finished – you’ll just need some mud, tape, paint & flooring to complete the space. 2pc bath in bsmt with room to add a tub & shower. Triple pane windows, storage under deck, A/C+custom blinds (open from top & bottom). Walk to Woodbend market! Close to all amenities.

Built in 2020

Essential Information

MLS® # E4464992

Price \$398,500



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,466
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	Deck, Fire Pit, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Insulated, Over Sized, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 6th, 2025
Days on Market	3
Zoning	Zone 81

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Listing information last updated on November 9th, 2025 at 5:47am MST