

\$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	87
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 October 23rd, 2025 at 8:02am MDT