

## \$469,900 - 269 Larch Crescent, Leduc

MLS® #E4434964

**\$469,900**

4 Bedroom, 3.50 Bathroom, 1,672 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

**GREAT YARD!** This 1616 sqft 1/2 duplex offers space & comfort w/ 3+1 bdrms, 2 dens & 3.5 baths, there's room for everyone to enjoy. Stunning kitchen features lrg quartz island, S/S appliances, & tons of cabinets â€”perfect for the family chef. A bright dining nook & cozy living room w/ electric FP open onto a 2-tiered deck overlooking your huge pie-shaped lot. Main floor also includes a den, 2pc bath, & laundry for added convenience. Upstairs you'll find a spacious primary suite / modern 3pc ensuite, plus 2 generous bdrms & full bath. The fully finished basement adds a family room, office, 4th bedroom, 3pc bath, & lots of storage. Outside enjoy summer evenings in the yard, tend to your raised garden beds, & beat the heat with central A/C. Located close to school, shopping, & easy access to HWY 2 & 39, this one checks all the boxes!

Built in 2018

### Essential Information

MLS® #	E4434964
Price	\$469,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,672
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	269 Larch Crescent
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L3

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 7th, 2025

Days on Market                30

Zoning                            Zone 81

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