

## \$525,000 - 205 Larch Crescent, Leduc

MLS® #E4449917

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,777 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

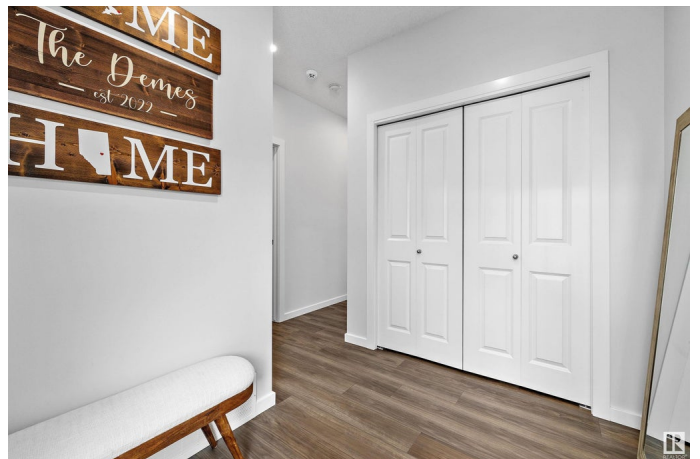
Immaculately kept and move-in ready, this stylish home offers comfort and function with thoughtful upgrades on every level. Enjoy the convenience of central A/C, upgraded paint, and quartz countertops throughout. The main floor features tall ceilings and a spacious kitchen with white cabinetry, black subway tile backsplash, large island, and walk-through pantry. The open-concept living area includes pot lighting and cozy electric fireplace, with a bright, large dining nook that leads to the beautifully landscaped backyard with a deck—perfect for relaxing or entertaining. Upstairs offers a generous flex space, laundry room, and three well-appointed bedrooms. The primary suite includes a walk-in closet and ensuite with double sinks. Another full bathroom completes the upper level. Additional highlights include upgraded lighting, heated double garage with epoxy floors, low-maintenance front yard, and an unfinished basement ready for your personal touch. Located close to schools, playgrounds, and more.

Built in 2021

### Essential Information

MLS® # E4449917

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,777                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 205 Larch Crescent |
| Area        | Leduc              |
| Subdivision | Woodbend           |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 1N2            |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached, Heated                                                     |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Fireplace         | Yes                                                                                                                                      |
| Fireplaces        | Mantel                                                                                                                                   |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 81         |

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Listing information last updated on August 20th, 2025 at 10:17pm MDT