

\$435,000 - 275 Larch Crescent, Leduc

MLS® #E4461255

\$435,000

3 Bedroom, 2.50 Bathroom, 1,832 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

BETTER THAN NEW! TERRIFIC LAYOUT!
IMMEDIATE POSSESSION! This 1832 sq ft 3 bed + bonus room, 2.5 bath Coventry Homes built duplex shows exceptionally well & is perfect for those looking for a move in ready home with room to grow. Feat: vinyl plank flooring, quartz countertops throughout, electric fireplace, S/S appliances, plush carpet, modern colour pallet & more! Double attached garage leads to the mudroom, 2 pce bath, & into your open concept living / dining / kitchen space; terrific for those family gatherings & enjoying the view out your windows to the backyard. Corner pantry, white shaker cabinets, & ample natural light. Upstairs brings 3 bedrooms, including the spacious primary bed w/ 4 pce ensuite & generous walk in closet. Lovely bonus room for the toys or movie night, upstairs laundry, & linen storage! The basement is unfinished, but room to add a 4th bedroom, rec space, or use for storage. The backyard is fully fenced & landscaped, w/ deck, shed, & room for the kids to play. Great value!



Built in 2020

Essential Information

MLS® # E4461255

Price \$435,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,832
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	275 Larch Crescent
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L3

Amenities

Amenities	Ceiling 9 ft., Deck, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Low

Maintenance Landscape, Playground Nearby, Public Swimming Pool,
Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 7th, 2025
Days on Market	21
Zoning	Zone 81

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Listing information last updated on October 28th, 2025 at 9:17am MDT