

## \$539,000 - 157 Larch Crescent, Leduc

MLS® #E4456611

**\$539,000**

3 Bedroom, 2.50 Bathroom, 1,822 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Lovely custom-built Bedrock Homes 2-storey in the desirable community of Woodbend! Offering 2609 sq.ft. of livable space, including an unspoiled basement ready for your vision, this home has a flawless open-concept floor plan w tall ceilings & loads of natural light. The chef's kitchen includes a large granite island w eating bar, white cabinetry, quartz countertops, stainless steel appliances, hood fan, & a walk-through pantry. The spacious dining nook flows seamlessly into the living area, complete w pot lighting, upgraded paint, & a cozy electric fireplace, perfect for entertaining. Upstairs features a bonus room, convenient laundry, & 3 bedrooms, including a primary retreat w a 5-piece ensuite & large walk-in closet. Secondary bedrooms share a 4-piece bath. Outside, enjoy the finished landscaping, pergola, fenced yard, & backyard deck backing onto open fields with no rear neighbours. Double attached garage adds functionality. This stylish home offers comfort, thoughtful upgrades, and move-in ready.

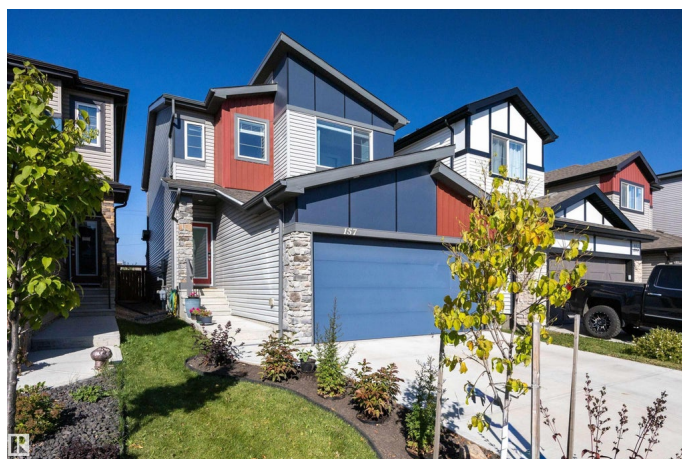
Built in 2021

### Essential Information

MLS® # E4456611

Price \$539,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,822
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	157 Larch Crescent
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0S5

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Remote Control
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

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

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Listing information last updated on September 9th, 2025 at 7:32am MDT