

## \$579,000 - 142 Larch Crescent, Leduc

MLS® #E4459148

**\$579,000**

3 Bedroom, 2.50 Bathroom, 2,370 sqft

Single Family on 0.00 Acres

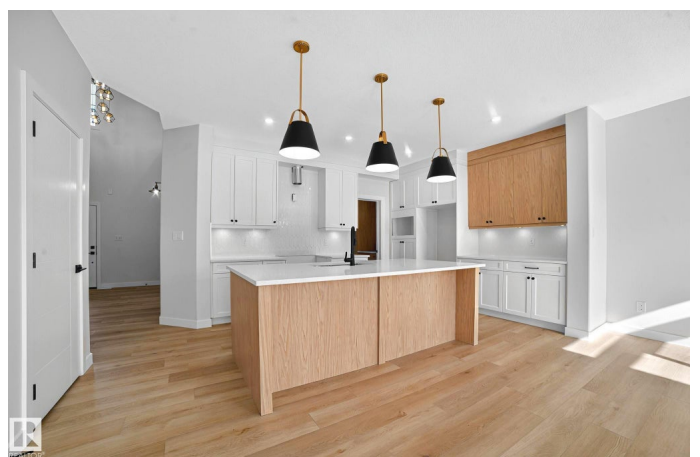
Woodbend, Leduc, AB

Step into luxury in this stunning 2370 sq. ft. home in the desirable community of Woodbend, Leduc. This 2-storey beauty offers a grand open-to-above foyer, spacious great room with large windows, and a modern chef-inspired kitchen complete with a walk-through pantry, stainless steel appliances, and a stylish nook leading to the deck—perfect for entertaining. The main floor also features a mudroom off the double garage and a convenient half-bath. Upstairs, enjoy a bright bonus room, three large bedrooms, and a luxurious primary suite with a spa-like ensuite and dual walk-in closets. Each bedroom comes with its own W.I.C., offering ample storage space. With elegant finishes, a family-friendly layout, and thoughtful design throughout, this home blends comfort, style, and functionality. Located near parks, schools, and walking trails—this is the lifestyle upgrade you've been waiting for!

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459148  |
| Price      | \$579,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,370                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 142 Larch Crescent |
| Area        | Leduc              |
| Subdivision | Woodbend           |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 0S5            |

### Amenities

|                |                                                                                                                                                                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4                                                                                                                                                                                                                                                                                           |
| Parking        | Double Garage Attached                                                                                                                                                                                                                                                                      |

### Interior

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

### Exterior

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

Exterior Features    Airport Nearby, Back Lane,  
See Remarks, Partially Fenced  
Roof                    Asphalt Shingles  
Construction        Wood, Stone, Vinyl  
Foundation          Concrete Perimeter



**School Information**

Elementary            West Haven Public School  
Middle                Ohpaho Secondary School  
High                    Ohpaho Secondary School

**Additional Information**

Date Listed            September 23rd, 2025  
Days on Market      40  
Zoning                  Zone 81

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