

## \$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.

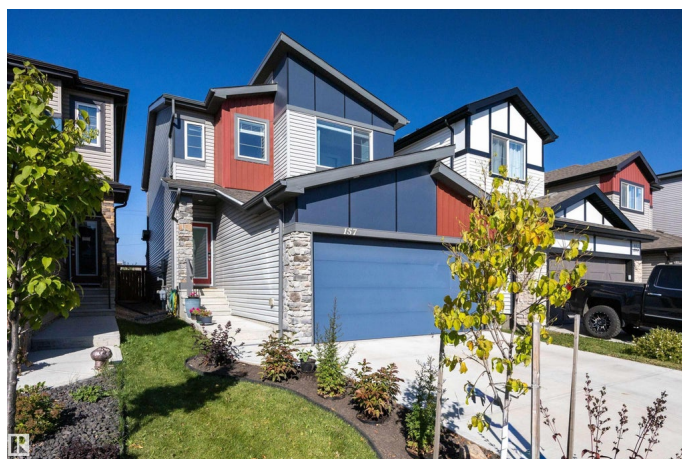
Built in 2021

### 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 |
|----------|-------------|

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| 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 | 7                   |
| Zoning         | Zone 81             |

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Listing information last updated on September 13th, 2025 at 4:32pm MDT