

\$510,000 - 267 Larch Crescent, Leduc

MLS® #E4440600

\$510,000

4 Bedroom, 3.50 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Welcome to this charming 2 storey half duplex situated on an inner corner lot in the sought after Woodbend community. A grand entry with soaring ceilings and an elegant staircase creates a stunning first impression, leading into a bright open concept main floor. The kitchen is finished with quartz countertops, stainless steel appliances, and flows seamlessly into the living area. Nearby, find a versatile main floor den or office, half bathroom, laundry, and access to the double attached garage. Upstairs features a spacious bonus room and three good sized bedrooms, including a generous primary suite with walk in closet and 3 piece ensuite. The fully permitted basement includes a beautifully finished wet bar with island and cabinetry, a full bedroom, and full bathroom—ideal for extended family, guests, or entertaining. Outside, enjoy a massive yard currently open and shared with welcoming neighbors, with potential to add fencing for future privacy.

Built in 2018

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4440600 |
| Price | \$510,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |



| | |
|----------------|---------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,813 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 267 Larch Crescent |
| Area | Leduc |
| Subdivision | Woodbend |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1L3 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

| | |
|-------------------|---|
| Exterior Features | Corner Lot, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 81 |

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Listing information last updated on June 17th, 2025 at 5:02am MDT