

## \$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

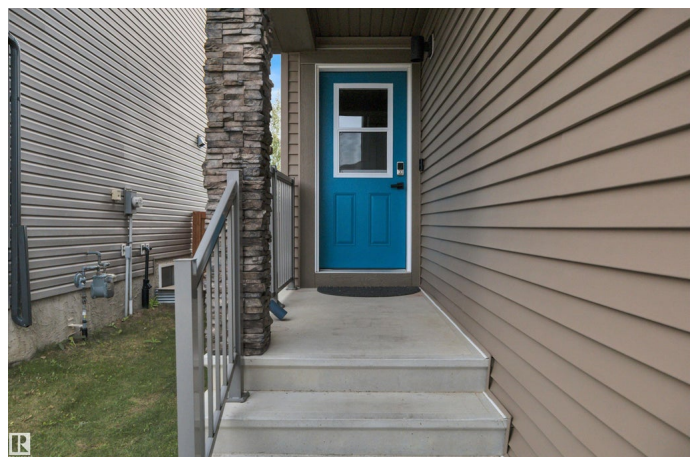
**BETTER THAN NEW! TERRIFIC LAYOUT!**  
**IMMEDIATE POSSESSION!** This 1832 sq ft 3 bed + bonus room, 2.5 bath Coventry Homes built duplex shows exceptionally well & is perfect for those looking for a move in ready home with room to grow. Feat: vinyl plank flooring, quartz countertops throughout, electric 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 | 14                |
| Zoning         | Zone 81           |

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Listing information last updated on October 21st, 2025 at 1:17am MDT