

\$510,000 - 267 Larch Crescent, Leduc

MLS® #E4440600

\$510,000

4 Bedroom, 3.50 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

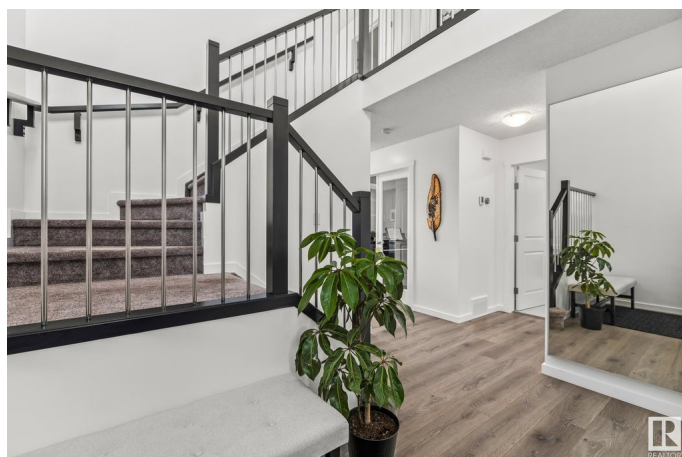
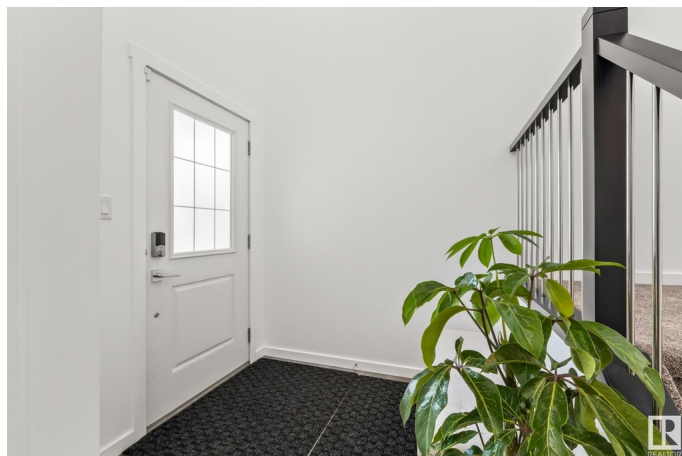
Woodbend, Leduc, AB

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	11
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 12:32am MDT