

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## \$514,900 - 221 Larch Crescent, Leduc

MLS® #E4427264

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,678 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Built by Award Winning Montorio Homes in the desirable community of Woodbend, Leduc. This Single Family Home offers 3 Bedrooms, Bonus Room and 2.5 Bathrooms with the Convenience of Upstairs laundry. A Bright and Beautiful Kitchen with Extended Island. Quartz Countertops, Tile Backsplash, Soft Close Cabinets throughout, 9' Ceiling, Luxury Vinyl Planking. Plenty of large windows providing an abundance of natural light, south backing yard and A SEPERATE ENTRANCE to the Basement for future rental income generating suite and Double Attached Garage. Woodbend is where the sky and green go on for miles, where the air feels light, and where we call home. A place where life slows down, Woodbend will make you stop, breathe in, and enjoy the scenery. Close to all amenities and easy access to the Airport and City of Edmonton Limits. House is estimated to be ready for June 2025. Note: House is still under construction and pictures are of a similar home, colors/finishing may differ to actual property.

Built in 2024

### Essential Information

MLS® # E4427264

Price \$514,900

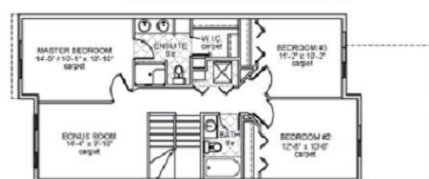


### Dugenta VII

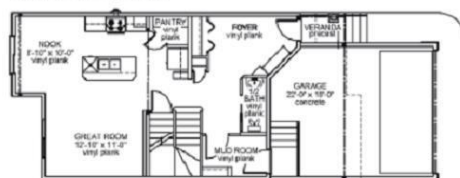
Job 2562-WB

221 Larch Crescent, Leduc

1,622 sqft  
9'-1" Main Floor Ceiling Height  
Vinyl Plank throughout Main Floor  
Side Entrance  
Appliance Allowance  
Quartz Countertops in Kitchen & Bathrooms  
Tile in all Second Floor Bathrooms  
Stand-up Shower in Ensuite  
High Efficiency Furnace



Upper Floor Area: 891 sqft



Main Floor Area: 731 sqft



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,678
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	221 Larch Crescent
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N2

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Level Land, Public Swimming Pool, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 23rd, 2025
Days on Market	36
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 April 28th, 2025 at 6:02pm MDT