

# \$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

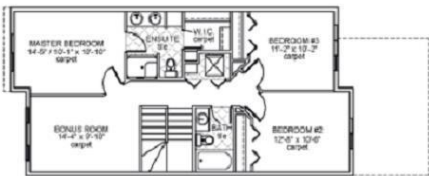
|        |           |
|--------|-----------|
| MLS® # | E4427264  |
| Price  | \$514,900 |



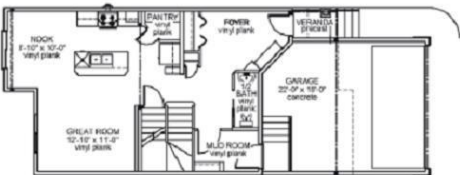
### Dugenta VII

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 | 39               |
| Zoning         | Zone 81          |



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Listing information last updated on May 1st, 2025 at 6:32am MDT