

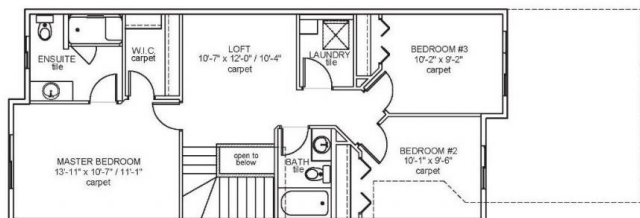


## Camerano II

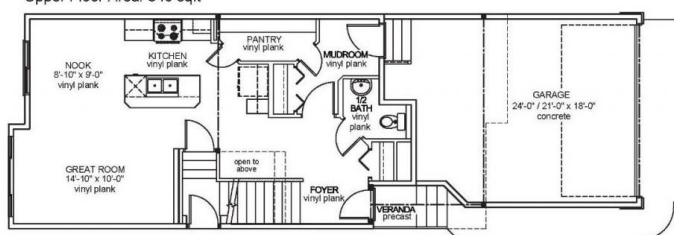
**Job 2534-WB**

**227 Larch Crescent, Leduc**

1,545 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: 840 sqft



Main Floor Area: 705 sqft

## 227 LARCH Crescent Leduc AB

\$489,900

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. 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. Note: House is still under construction with an ETA possession of December 2024.

Listing Presented By:



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