

Courtesy Of Deep Nirwan and Adesh Nirwan Of Exp Realty

# \$729,900 - 127 Lilac Crescent, Leduc

MLS® #E4426916

**\$729,900**

3 Bedroom, 4.00 Bathroom, 2,353 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

TRIPLE CAR GARAGE || Main door Open to above foyer welcomes you to the home. Open to above Living area with feature wall & electric fireplace . Den on main floor could be used as bedroom and full bathroom.

BEAUTIFUL Built In Kitchen truly a masterpiece with Centre island. Pantry for extra storage. Dining nook with access to backyard . Oak staircase leads to bonus room. Huge Primary br with 5pc fully custom ensuite & W/I closet. Two more br's with common bathroom. Laundry on 2nd floor. Side entrance for basement. This house checks off all the columns and you can choose all colors and finishes.

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4426916               |
| Price          | \$729,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,353                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 127 Lilac Crescent |
| Area        | Leduc              |
| Subdivision | Woodbend           |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 1S7            |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Triple Garage Attached          |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Airport Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 81          |

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Listing information last updated on April 10th, 2025 at 7:32am MDT