

## \$415,000 - 123 Reed Place, Leduc

MLS® #E4435056

**\$415,000**

4 Bedroom, 3.50 Bathroom, 1,461 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to the vibrant and family-friendly community of Robinson! This well-maintained 2-storey half duplex offers 4 bedrooms, 3.5 bathrooms, and over 1400 sq ft of thoughtfully designed living space. The main floor features an open concept layout with a bright and functional kitchen, complete with ample cabinetry and counter space, which flows seamlessly into the dining area and cozy living room—perfect for both everyday living and entertaining. A convenient 2-piece bathroom and main floor laundry add extra functionality. Upstairs, you’ll find the spacious primary bedroom with a large walk-in closet and private 3-piece ensuite, along with two additional bedrooms, a versatile den ideal for a home office or playroom, and a 4-piece main bathroom. The fully finished basement offers even more space with a fourth bedroom, another full 4-piece bathroom, and a large rec room—great for movie nights, a home gym, or a teen hangout. Located close to parks, schools, walking trails, and all major amenities.

Built in 2014

### Essential Information

MLS® # E4435056

Price \$415,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	123 Reed Place
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B1

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Fire Pit, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	8
Zoning	Zone 81

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