

\$409,900 - 418 Reed Crescent, Leduc

MLS® #E4434911

\$409,900

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

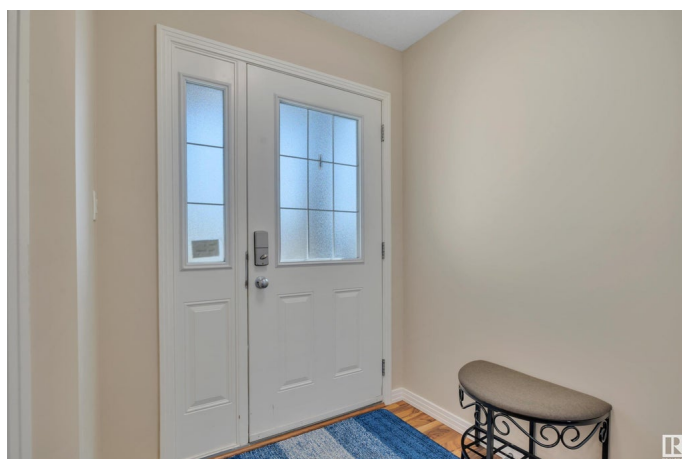
Robinson, Leduc, AB

PRIDE OF OWNERSHIP! NO NEIGHBOURS BEHIND! Searching for your first home with space to grow? Quiet street, well cared for, & potential to finish the basement to your liking? This 1463 sq ft 3 bed, 2.5 bath Bedrock Homes duplex checks the boxes! Classic open concept layout, w/ terrific kitchen & large island for cooking up a storm! Corner pantry, S/S appliances, large window & sliding patio door for ample natural light. Good sized living room for entertaining & access to the yard. Upstairs brings 3 bedrooms, including the primary bedroom w/ 3 pce ensuite & walk in closet. Upper laundry room & additional 4 pce bath for your added convenience! The basement is unfinished, but room to add a 4th bedroom, rec room & future bath. Your yard is terrific! Extended rear deck for summer BBQs, storage shed, & room for the swingset or portable fire pit. Located blocks to playgrounds, walking trails & quick access to Hwy 2A & LRC are added perks. Call Robinson home today!

Built in 2012

Essential Information

MLS® #	E4434911
Price	\$409,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	418 Reed Crescent
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0S6

Amenities

Amenities	Deck, Exterior Walls- 2"x6", Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 7th, 2025
Days on Market 5
Zoning Zone 81

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