

\$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	6
Zoning	Zone 81

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