

## \$409,900 - 418 Reed Crescent, Leduc

MLS® #E4434911

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

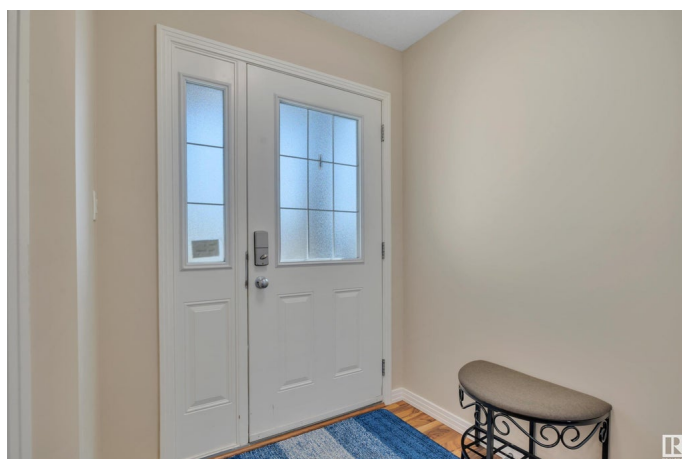
Robinson, Leduc, AB

**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       8  
Zoning                 Zone 81

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