

## \$415,000 - 130 Reed Place, Leduc

MLS® #E4441151

**\$415,000**

4 Bedroom, 3.50 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Fully finished 3+1 bedroom home in Robinson. The main floor offers a welcoming entryway opening into a bright & spacious layout. The kitchen is equipped with a granite island, gas stove, soft-close cabinetry, and a large walk-in pantry, providing ample space for storage and meal prep. Adjacent to the kitchen is a dining nook that looks into the living room, which features a gas fireplace. A 2 pc bath completes the main level. Upstairs, there are 3 spacious bedrooms. The primary suite features a walk-in closet and a private ensuite. A full bath plus convenient upper-level laundry complete the upper floor. The finished basement showcases a spacious rec room and another bedroom that includes its own private ensuite bath. The backyard is a good size, with a large deck accessed from the dining area. A single attached garage provides added convenience. This home is close to the pond, walking paths, ice rink, and much more. Upgrades include newer carpet and A/C, too many features to list!

Built in 2015

### Essential Information

MLS® # E4441151

Price \$415,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,516         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 130 Reed Place |
| Area        | Leduc          |
| Subdivision | Robinson       |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1B1        |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Single Garage Attached                                          |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Stone Facing                                                                                                 |
| Stories           | 3                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                        |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 81        |

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