

## \$458,900 - 180 Reed Place, Leduc

MLS® #E4437674

**\$458,900**

4 Bedroom, 3.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Pride of ownership is Evident! 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 2500 sqft 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, a bright den & the main floor laundry add extra functionality. Upstairs, the spacious primary bedroom with a large walk-in closet and private 3-piece ensuite, along with two additional bedrooms, and a 4-piece common bathroom. The fully finished basement offers a fourth bedroom, another full 3-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, with no neighbors in the front or rear! A super 10!

Built in 2013

### Essential Information

MLS® # E4437674

Price \$458,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,711
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	180 Reed Place
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B1

### **Amenities**

Amenities	Air Conditioner, Bar, Deck, Detectors Smoke, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby
Lot Description	City Records
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	62
Zoning	Zone 81

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