

\$449,000 - 145 Reed Place, Leduc

MLS® #E4443170

\$449,000

3 Bedroom, 2.50 Bathroom, 1,798 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Spacious 3-Bed Half Duplex with Double Garage Robinson, Leduc! Welcome to this beautifully maintained 1,723 sq.ft. half duplex backing onto the outdoor rink. This 3-bedroom, 2.5-bathroom home offers comfort, style, and space – perfect for families or first-time buyers. Step inside to discover hardwood and tile flooring on the main level, cozy carpet upstairs, and tile in all bathrooms. The inviting living room features a gas fireplace, while the modern kitchen boasts granite countertops, newer stainless steel appliances, espresso maple cabinets, and a corner pantry. Enjoy meals in the bright dining area, which opens onto a fenced backyard with a wood deck – ideal for summer BBQs or relaxing evenings. Upstairs, you’ll find a spacious bonus room, convenient laundry, two generous bedrooms, a full 4-piece bathroom, and a large primary suite with a 3-piece ensuite and walk-in closet. The unspoiled basement provides ample storage or opportunity for future development.

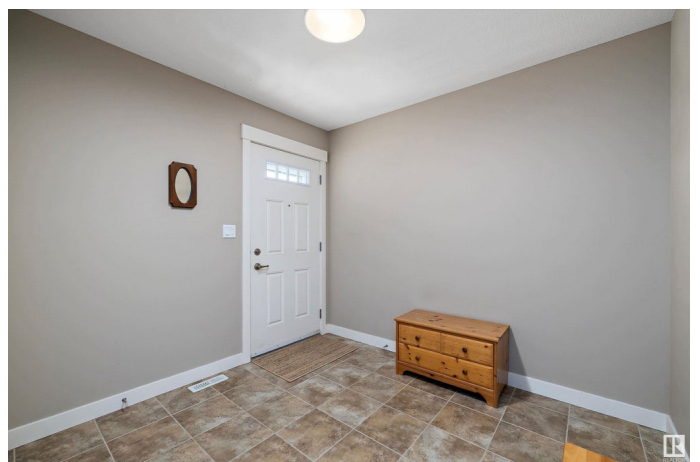
Built in 2014

Essential Information

MLS® # E4443170

Price \$449,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,798
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	145 Reed Place
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B1

Amenities

Amenities	Off Street Parking, Deck, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 19th, 2025
Days on Market	5
Zoning	Zone 81

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Listing information last updated on June 24th, 2025 at 1:47am MDT