

## \$399,900 - 418 Reed Crescent, Leduc

MLS® #E4434911

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

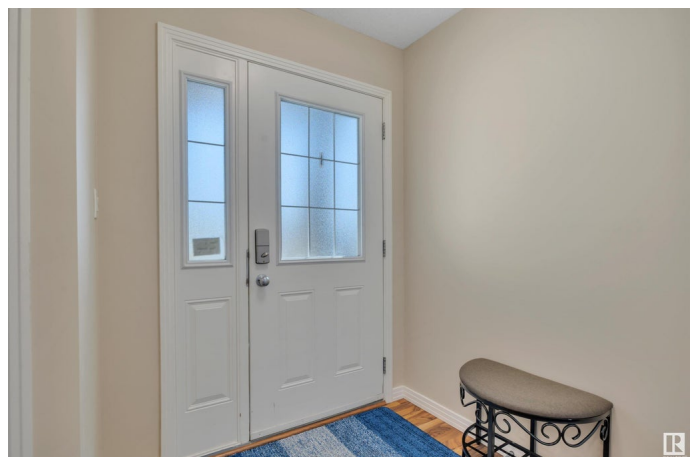
Robinson, Leduc, AB

**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	\$399,900
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      16  
Zoning                Zone 81

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Listing information last updated on May 23rd, 2025 at 4:02am MDT