

## \$464,900 - 180 Reed Place, Leduc

MLS® #E4437674

**\$464,900**

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 \$464,900

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 | 26             |
| Zoning         | Zone 81        |

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Listing information last updated on June 16th, 2025 at 4:02pm MDT