

## \$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 â€” 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 deckâ€”ideal for summer BBQs or relaxing evenings. Upstairs, youâ€™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.

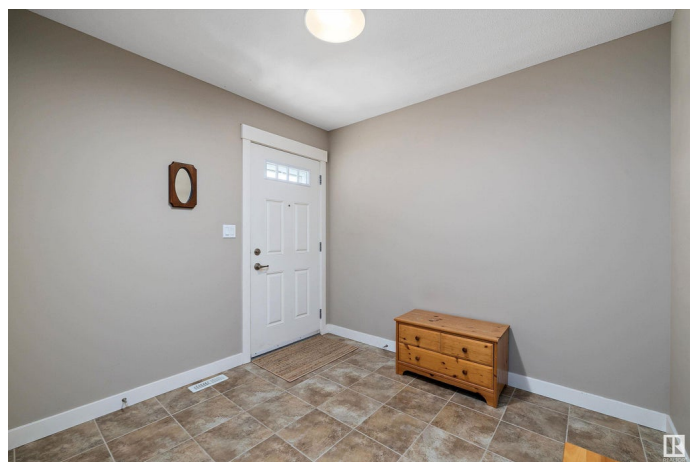
Built in 2014

### 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	19
Zoning	Zone 81

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Listing information last updated on July 8th, 2025 at 7:17pm MDT