

## \$450,000 - 477 Reed Crescent, Leduc

MLS® #E4438187

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,799 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Welcome to this spacious 1,799 sq.ft. half duplex with double attached garage in the family-friendly community of Robinson, Leduc! This 3 bed, 2.5 bath home features hardwood and tile flooring on the main level, carpet upstairs, and tile in all bathrooms. Enjoy the cozy gas fireplace in the living room and a stylish kitchen with granite countertops, stainless steel appliances, espresso maple cabinets & corner pantry. The dining area opens to a fenced backyard with a wood deck. Upstairs offers a bonus room, laundry with newer washer/dryer, 2 bedrooms, 4pc bath, and a large primary suite with 3pc ensuite & walk-in closet. Partially finished basement with newer hot water tank. Huge driveway with enough space for RV parking. Close to skating rink, trails, schools, shopping, QE2 & airport!

Built in 2013

### Essential Information

MLS® #	E4438187
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,799
Acres	0.00



Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	477 Reed Crescent
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0R5

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Television Connection
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 23rd, 2025

Days on Market                25

Zoning                            Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 6:02am MDT