

## \$400,000 - 420 Reed Crescent, Leduc

MLS® #E4430601

**\$400,000**

2 Bedroom, 2.50 Bathroom, 1,463 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Enjoy stunning countryside views year round in this homey half duplex backing onto sprawling open fields! Built by bedrock homes, this warm & welcoming upgraded property features central air-conditioning, a well-proportioned open-concept layout, handsome engineered hardwood floors that flow throughout the main and laminate floors upstairs! Your inner gourmet chef will love this island kitchen, offering a corner pantry, S/S appliances, ample granite countertops and pots & pans drawers! Serve up 5 star cuisine in the adjacent dining room, take in scenic vistas from the back deck or relax in the living room by the cozy corner gas fireplace! A half bath is conveniently tucked between the foyer and a hefty mudroom/laundry complete w/ceramic tile floors, ample elbow room and access to the oversized single garage. Upstairs you'll find two roomy primary suites, each with its own 4 pce ensuite & WIC, while downstairs is a blank canvas with potential for up to 2 more bedrms and 4th bath! All that's missing is you!

Built in 2012

### Essential Information

MLS® # E4430601

Price \$400,000



Bedrooms	2
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	420 Reed Crescent
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0R5

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Front Drive Access, Over Sized, Single Garage Attached

### Interior

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

### Exterior

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

### **Additional Information**

Date Listed	April 12th, 2025
Days on Market	6
Zoning	Zone 81

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Listing information last updated on April 18th, 2025 at 8:47pm MDT