\$399,900 - 445 Reed Crescent, Leduc

MLS® #E4458226

\$399,900

3 Bedroom, 2.50 Bathroom, 1,463 sqft Single Family on 0.00 Acres

Robinson, Leduc, AB

This stylish half duplex offers the perfect blend of comfort, functionality, and modern design. Featuring a SINGLE ATTACHED GARAGE with EXTRA REAR PARKING, this home is ideal for families, professionals, or anyone seeking a well-appointed space in a family community. Step inside to an open concept main floor that's filled with natural light. The contemporary modern paint colours create a fresh, welcoming atmosphere, making it easy to move right in. Upstairs, you'II find three spacious bedrooms, including a large primary suite with walk in closet & ensuite, along with convenient upstairs laundry and two and a half bathrooms to accommodate the whole family. A NEW WASHER & DRYER make laundry day a breeze, while new **CENTRAL AIR CONDITIONING ensures** comfort all summer long. The unfinished basement provides endless opportunitiesâ€"whether you're dreaming of a home gym, rec room, or extra storage space. Outside, enjoy a SOUTH FACING backyard, perfect for gardening, barbecues, or simply soaking up the sun.

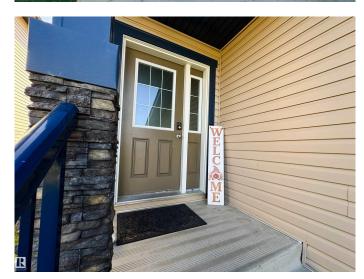
Built in 2012

Essential Information

MLS® # E4458226 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 445 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, Carbon Monoxide

Detectors, Ceiling 9 ft., Deck, No Smoking Home, Parking-Extra, Vinyl

Windows

Parking Spaces 4

Parking Single Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Refrigerator, Refrigerator-Energy Star, Storage Shed,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Playground

Nearby, See Remarks

Roof Vinyl Shingles
Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Caledonia Park
Middle Caledonia Park
High Christ the King

Additional Information

Date Listed September 17th, 2025

Days on Market 1

Zoning Zone 81

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Listing information last updated on September 17th, 2025 at 11:32pm MDT