

## \$439,900 - 145 Reed Place, Leduc

MLS® #E4443170

**\$439,900**

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 — 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 deck — ideal for summer BBQs or relaxing evenings. Upstairs, you'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.

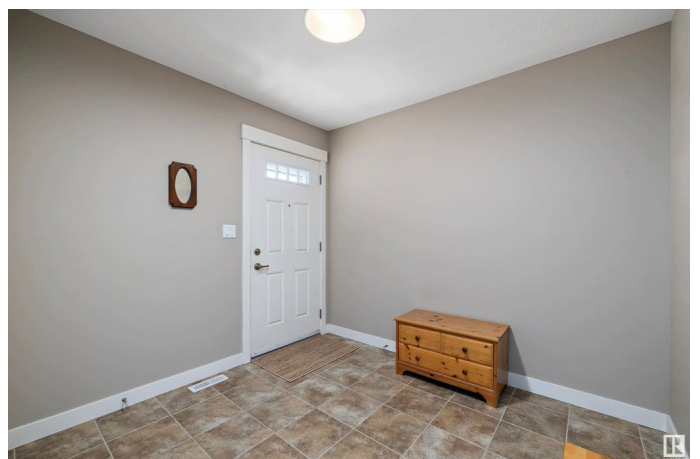
Built in 2014

### Essential Information

MLS® # E4443170

Price \$439,900

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 |
|----------|-------------|

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| 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 | 80              |
| Zoning         | Zone 81         |

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Listing information last updated on September 6th, 2025 at 10:32pm MDT