

## \$399,900 - 445 Reed Crescent, Leduc

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MLS® #E4458226

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,468 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'll 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 make laundry day a breeze, while new CENTRAL AIR CONDITIONING ensures comfort all summer long. The unfinished basement provides endless opportunities—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 | 1,468         |
| 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 | 31                   |
| Zoning         | Zone 81              |

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Listing information last updated on October 17th, 2025 at 9:33pm MDT