

## \$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 | 9                |
| 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 April 21st, 2025 at 6:47am MDT