

## \$415,000 - 130 Reed Place, Leduc

MLS® #E4441151

**\$415,000**

4 Bedroom, 3.50 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Fully finished 3+1 bedroom home in Robinson. The main floor offers a welcoming entryway opening into a bright & spacious layout. The kitchen is equipped with a granite island, gas stove, soft-close cabinetry, and a large walk-in pantry, providing ample space for storage and meal prep. Adjacent to the kitchen is a dining nook that looks into the living room, which features a gas fireplace. A 2 pc bath completes the main level. Upstairs, there are 3 spacious bedrooms. The primary suite features a walk-in closet and a private ensuite. A full bath plus convenient upper-level laundry complete the upper floor. The finished basement showcases a spacious rec room and another bedroom that includes its own private ensuite bath. The backyard is a good size, with a large deck accessed from the dining area. A single attached garage provides added convenience. This home is close to the pond, walking paths, ice rink, and much more. Upgrades include newer carpet and A/C, too many features to list!

Built in 2015

### Essential Information

MLS® # E4441151

Price \$415,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	130 Reed Place
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1B1

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 7th, 2025
Days on Market	9
Zoning	Zone 81

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