

\$399,900 - 445 Reed Crescent, Leduc

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	2
Zoning	Zone 81

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Listing information last updated on September 19th, 2025 at 12:02pm MDT