

# \$399,900 - 136 Reed Place, Leduc

MLS® #E4459173

## \$399,900

3 Bedroom, 3.50 Bathroom, 1,440 sqft  
Single Family on 0.00 Acres

Robinson, Leduc, AB

Beautifully maintained 3 bed, 3.5 bath half duplex in the quiet community of Robinson. This fully finished, carpet-free home offers a bright, open layout with central A/C and a cozy gas fireplace. The spacious kitchen features ample storage and flows into the dining area with access to a private, fenced yard that backs onto green space—no rear neighbours! Upstairs you'll find 3 generous bedrooms, including a primary suite with walk-in closet and ensuite. Plus the convenience of laundry to keep life simple. The finished basement provides additional living space, perfect for a rec room, office, or home gym. Located close to parks, schools, shopping, and quick access to Hwy 2. Move-in ready with pride of ownership.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459173  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,440     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2015          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 136 Reed Place |
| Area        | Leduc          |
| Subdivision | Robinson       |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1B1        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                  |
| Fireplaces        | Mantel                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                                       |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

Date Listed September 24th, 2025

Days on Market 30

Zoning Zone 81

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Listing information last updated on October 24th, 2025 at 5:32pm MDT