



Leduc
470 Reed CR

81 Robinson

LP: \$329,900
SP:



ACTIVE

Type: Half Duplex
Style: 2 Storey
Year Built: 2013
Full Baths: 2
Half Baths: 1
Tot A.G. SqFt: 1,457.45

Listing ID#: E4141286
Bdrms Above: 3
Bdrms Total: 3
Basement: Full
Bsmnt Dev: Partly Finished
Tot A.G. SqM: 135.40

Fantastic & WELL PRICED half duplex built by award winning Dolce Vita! This lovely two storey w/ double ATTACHED GARAGE home located in the awesome family friendly neighborhood of Robinson is beautifully finished & offers over 1450 square feet of living space plus an almost completed basement. The gorgeous open concept main floor features warm maple hardwood, a lovely living room w/ a custom fireplace and a stunning kitchen. Dark rich cabinetry is enhanced by the gorgeous light granite & the huge island, pantry & generous dining area will be perfect for everyday family and entertaining opportunities! Upstairs you'll find three bedrooms including a master w/ huge en suite featuring double sinks & fabulous walk in closet. Don't miss the convenient laundry room located upstairs also making life's chores easier! The basement offers a large family room, play area & lots of storage. Fully landscaped & fenced this home is move in ready!

Directions:

Virtual Tour: <https://youtu.be/b-ACSKJGePk>

Brochure: <http://www.470-ReedCres-Leduc.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
Baths:	0	1	0	1	0	0
Ensuite Baths:		0	1	0	0	0
Finish Levels:	2					
Fireplace Y/N:	Fireplace Type:					
Parking:	Double Garage Attached					
Garage Dim:	Prk Encl/Ttl: /					

	Level	SqM	SqFt
Main:			
Uppr:			
AbGd:		135.40	1,457.45
Lowr:			
BIGd:			
Total A.G.:		135.40	1,457.45

Living Room:	4.02x3.35	M	Master Bedroom:	14.11x3.35	U
Dining Room:	3.35x2.44	M	Bedroom 2:	3.05x2.77	U
Kitchen:	3.39x4.02	M	Bedroom 3:	3.05x2.77	U
Family Room:		B	Bedroom 4:		
Den:					
Bonus Room:					

Flooring: Carpet, Ceramic Tile, Hardwood
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Stone, Vinyl
Site Influences: Fenced, Flat Site, Landscaped, No Back Lane

Foundation: Concrete
Heating Type: Forced Air-1
Heat Source: Natural Gas
Features: Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home

Goods Included: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School:

Jr. High School:

Sr High School:

Condo Name:		Condo Fee Includ:
Condo Fee:	HOA Fee:	
Floor Location:	Floor Number:	
Balcony/Terrace	Unit Exposure:	HOA Fee Incl:

Total Lot M2:

Frontage:

Conform:

Taxes: \$3,325.00 2018

Depth:

Conform Yr:

Lot Shape: Rectangular

Zoning:

Front Expos: South

Local Improve:

Lot Dimen: