

# \$625,000 - 379 Reynalds Co, Leduc

MLS® #E4456035

**\$625,000**

5 Bedroom, 4.00 Bathroom, 2,569 sqft  
Single Family

Robinson, Leduc, Alberta

2,569 SQFT HOME sits on a MASSIVE CORNER LOT and features a LEGAL 2 BEDROOM BASEMENT SUITE. Enjoy AMPLE PARKING FOR GUESTS AND TENANTS, plus a LARGE DECK overlooking a HUGE BACKYARD – great for kids and outdoor living. The main floor boasts 1,163 sqft of open-concept space with 9' ceilings, large windows, a walk-in pantry, and abundant storage. Upstairs offers 1,406 sqft including a huge primary suite with a walk-in closet and 5-piece ensuite. You'll also find two sizable kids' rooms, a 4-piece bath, laundry room, and a large bonus room—ideal for movie nights or a play zone. The basement suite impresses with 9' ceilings and 900+ sqft of living space, including two large bedrooms, a full kitchen, spacious living area, private laundry, and two big storage rooms. It's perfect for extended family, a mortgage helper, or INCOME-GENERATING RENTAL. Bonus: this home comes with two furnaces and two hot water tanks for added comfort and efficiency! (id:6289)

Built in 2013

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4456035  |
| Price     | \$625,000 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 2,569         |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 379 Reynolds Co |
| Subdivision | Robinson        |
| City        | Leduc           |
| Province    | Alberta         |
| Postal Code | T9E0T2          |

## Amenities

|              |                                    |
|--------------|------------------------------------|
| Amenities    | Airport, Ceiling - 9ft             |
| Features     | Cul-de-sac, Corner Site, Flat site |
| Parking      | Attached Garage                    |
| # of Garages | 1                                  |

## Interior

|              |                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage door opener remote(s), Garage door opener, Window Coverings, Dryer, Refrigerator, Two stoves, Two Washers, Dishwasher |
| Heating      | Forced air                                                                                                                   |
| Fireplace    | Yes                                                                                                                          |
| Fireplaces   | Gas                                                                                                                          |
| # of Stories | 2                                                                                                                            |
| Has Basement | Yes                                                                                                                          |
| Basement     | Suite                                                                                                                        |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Professional Realty Group |
|----------------|---------------------------|



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