

## \$599,000 - 340 Roberts Wynd, Leduc

MLS® #E4440118

**\$599,000**

6 Bedroom, 4.00 Bathroom, 1,790 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Located in the desirable Robinson community of Leduc, this thoughtfully designed home offers approx. 2,555+ sq. ft. living space including a finished 2-bedroom legal basement suite – perfect for rental income or extended family. The main floor features an open-to-above entry, a bedroom with a full bath, a modern kitchen, a spacious living area, and a dining space. Upstairs includes a generous bonus room, three bedrooms including a large master with ensuite, and convenient laundry. The legal basement suite offers two bedrooms, a full kitchen, a bath, and a separate entrance for privacy and income potential. A double detached garage adds value and functionality. Robinson is a vibrant family-friendly community known for its scenic ponds, walking trails, parks, toboggan hill, and an outdoor ice rink – perfect for year-round recreation. Enjoy proximity to schools, shopping, and quick access to major roads. A perfect blend of comfort, style, and investment. \*Pictures are for reference purposes only\*

Built in 2025

### Essential Information

MLS® #	E4440118
Price	\$599,000
Bedrooms	6



Bathrooms	4.00
Full Baths	4
Square Footage	1,790
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	340 Roberts Wynd
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1P8

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks, Builder Appliance Credit
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	83
Zoning	Zone 81



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