

## \$399,999 - 234 Robinson Drive, Leduc

MLS® #E4444287

**\$399,999**

3 Bedroom, 3.50 Bathroom, 1,592 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Built by award-winning Dolce Vita Homes and lovingly maintained by its original owner, this townhome offers smart, stylish living with no condo fees. Set on a quiet, wide street across from a playground and pond trails, it's ideal for families, walkers, or remote workers. You're minutes to Costco, EIA, and an easy Edmonton commute. Inside, the tiled entry leads to a sunlit living room with hardwood, a granite kitchen with a powered island, and a powder room. Out back, enjoy a 10x8 deck, year-round solarium, and gazebo. Upstairs features two bedrooms, laundry, and a balcony off the front room. The spacious primary suite includes a walk-in and ensuite. The top-floor bonus room has work-from-home potential and pond views. Downstairs: a third bedroom, 3pc bath, sauna, wet bar, vinyl plank flooring, and clever storage including a hidden nook under the stairs. Functional, flexible, and filled with personality, this home is ready for whatever comes next.

Built in 2013

### Essential Information

MLS® #	E4444287
Price	\$399,999
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,592
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### Community Information

Address	234 Robinson Drive
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9O 0S7

### Amenities

Amenities	Deck, Dog Run-Fenced In, Front Porch, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Sauna; Swirlpool; Steam, Sunroom, Vinyl Windows, Wet Bar
Parking	2 Outdoor Stalls, Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Race Track, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	75
Zoning	Zone 81

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