

## \$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 | 78             |
| Zoning         | Zone 81        |



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Listing information last updated on August 20th, 2025 at 2:02pm MDT