\$599,000 - 340 Roberts Wynd, Leduc

MLS® #E4440118

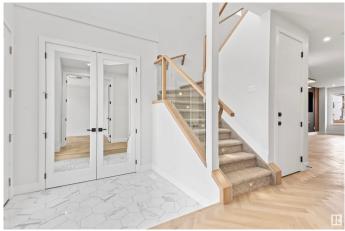
\$599,000

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 â€" 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 rinkâ€"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 refrence 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 |
| Туре | 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 Gara | ge 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 | 61 |
| Zoning | Zone 81 |



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Listing information last updated on August 3rd, 2025 at 7:02am MDT