

## \$475,000 - 344 Roberts Wynd, Leduc

MLS® #E4446661

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,677 sqft

Single Family on 0.00 Acres

Robinson, Leduc, AB

Brand new home in family-friendly Robinson! This open-concept 2-storey offers tall ceilings, upgraded lighting, quartz throughout, LVP flooring, and a natural gas BBQ hookup. The main floor includes a full bath, a spacious living room with an electric fireplace, a large dining nook, and a well-appointed kitchen with quartz countertops, upgraded cabinets and hardware, and a huge centre island. Upstairs, you'll find 3 large bedrooms, including a primary suite with a spa-like ensuite featuring a separate tub, glass shower, and a massive walk-in closet with access to a private balcony. The other bedrooms each include walk-in closets. A second full bath and upper-floor laundry provide added convenience. Finished in neutral tones with staircase lighting, a charming front porch, and a double detached garage, this home blends comfort and style, and is close to the lake, playground, walking paths, and more. \*Some photos may be virtually staged.\*

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446661  |
| Price     | \$475,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,677                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 344 Roberts Wynd |
| Area        | Leduc            |
| Subdivision | Robinson         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 1P8          |

### Amenities

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, See Remarks                                                 |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Tile Surround             |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                        |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Not Fenced, Not Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025

Days on Market                24

Zoning                            Zone 81

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Listing information last updated on August 2nd, 2025 at 1:02pm MDT